

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Mirrormont-Cedar River / 66

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 503

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$131,000	\$266,400	\$397,400	\$422,000	94.2%	10.95%
2006 Value	\$134,700	\$282,500	\$417,200	\$422,000	98.9%	10.80%
Change	+\$3,700	+\$16,100	+\$19,800		+4.7%	-0.15%
% Change	+2.8%	+6.0%	+5.0%		+5.0%	-1.37%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.15% and -1.37% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2005 Value	\$136,000	\$236,500	\$372,500
2006 Value	\$139,900	\$249,200	\$389,100
Percent Change	+2.9%	+5.4%	+4.5%

Number of one to three unit residences in the Population: 3271

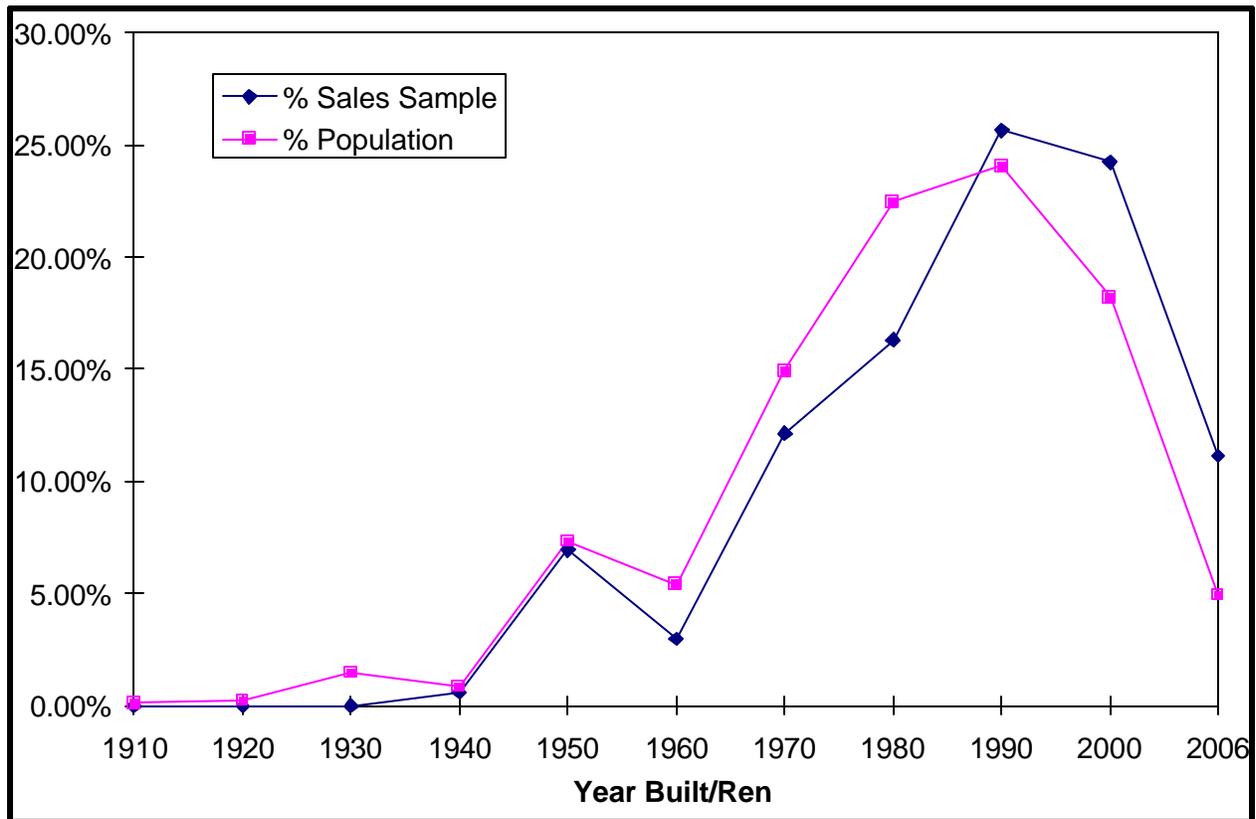
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 7 homes excluding those in major 680610 were at a higher assessment level (assessed value/sale price) than the rest of the sales sample, they will be adjusted upward less than the average. Note: major 680610 is a new Quadrant plat. Data was collected on new homes in this plat in June 2005, but many homes have been built since then and their characteristics have not yet been taken and entered. The sales indicate that these grade 7's do not need the additional adjustment that other grade 7's in the area require. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	3	0.60%
1950	35	6.96%
1960	15	2.98%
1970	61	12.13%
1980	82	16.30%
1990	129	25.65%
2000	122	24.25%
2006	56	11.13%
	503	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.12%
1920	8	0.24%
1930	48	1.47%
1940	28	0.86%
1950	240	7.34%
1960	177	5.41%
1970	488	14.92%
1980	735	22.47%
1990	787	24.06%
2000	595	18.19%
2006	161	4.92%
	3271	

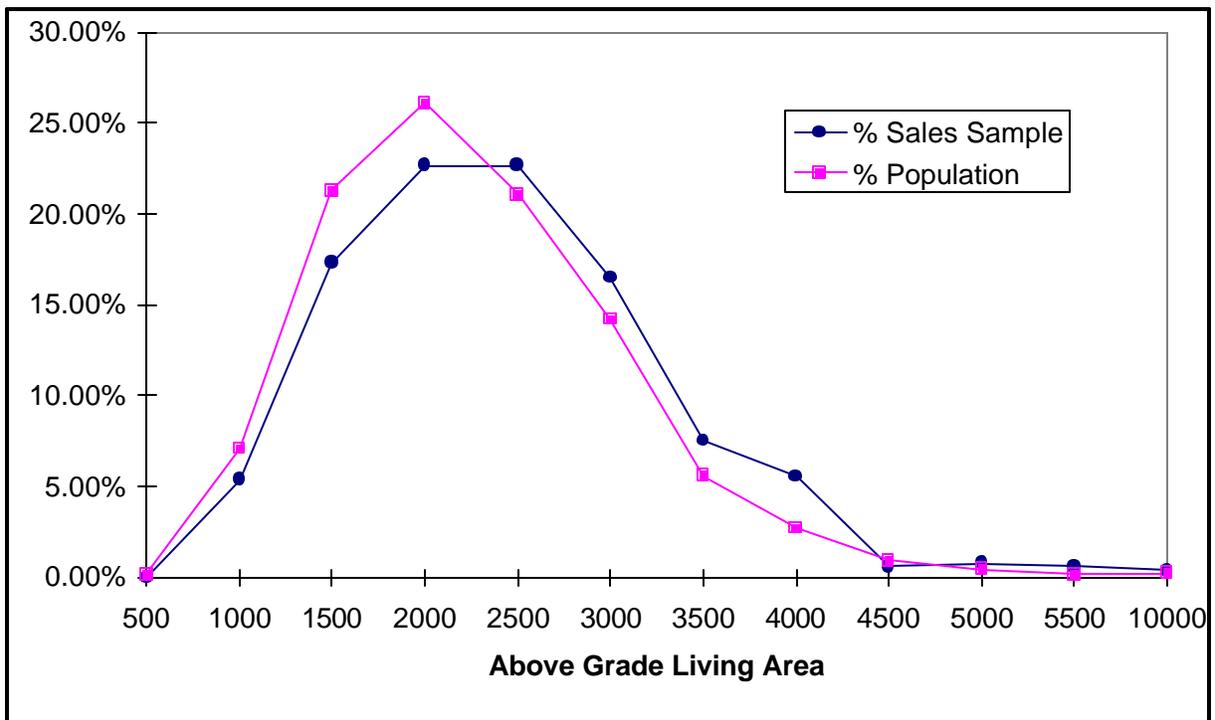


Sales of homes built within the last twenty years are over-represented in this sample. This is can be attributed to the broader appeal of these homes in this market as well as the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	27	5.37%
1500	87	17.30%
2000	114	22.66%
2500	114	22.66%
3000	83	16.50%
3500	38	7.55%
4000	28	5.57%
4500	3	0.60%
5000	4	0.80%
5500	3	0.60%
10000	2	0.40%
	503	

Population		
AGLA	Frequency	% Population
500	5	0.15%
1000	232	7.09%
1500	696	21.28%
2000	853	26.08%
2500	689	21.06%
3000	465	14.22%
3500	183	5.59%
4000	90	2.75%
4500	30	0.92%
5000	15	0.46%
5500	5	0.15%
10000	8	0.24%
	3271	

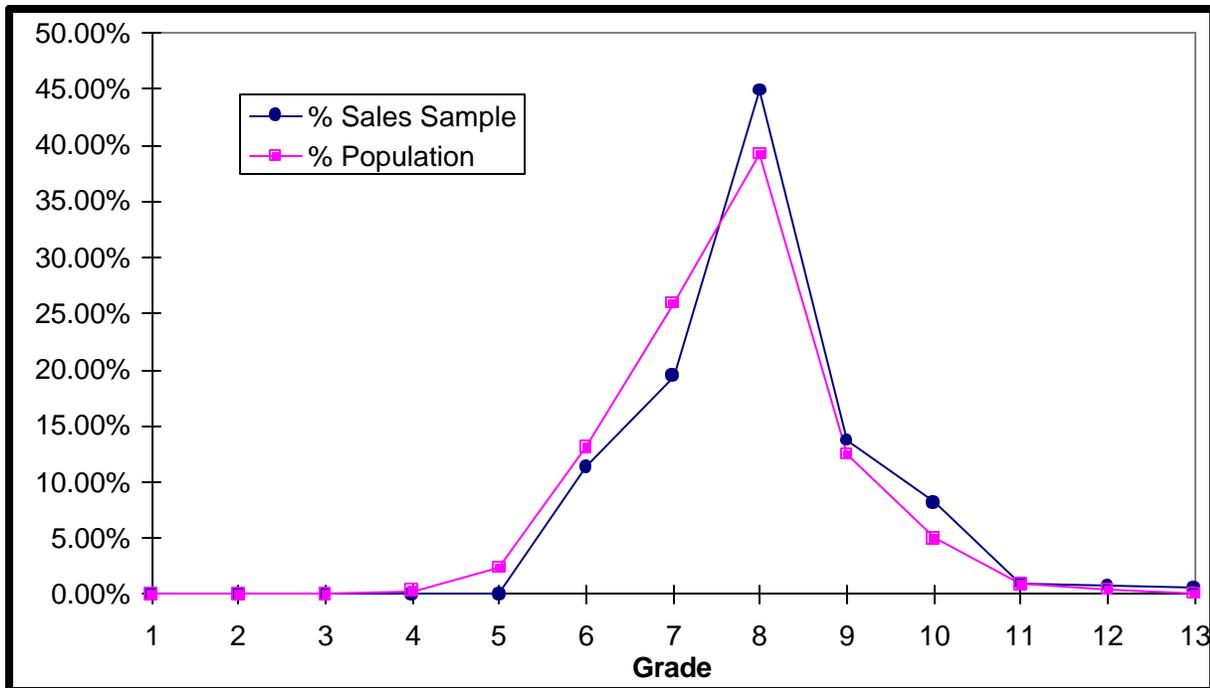


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

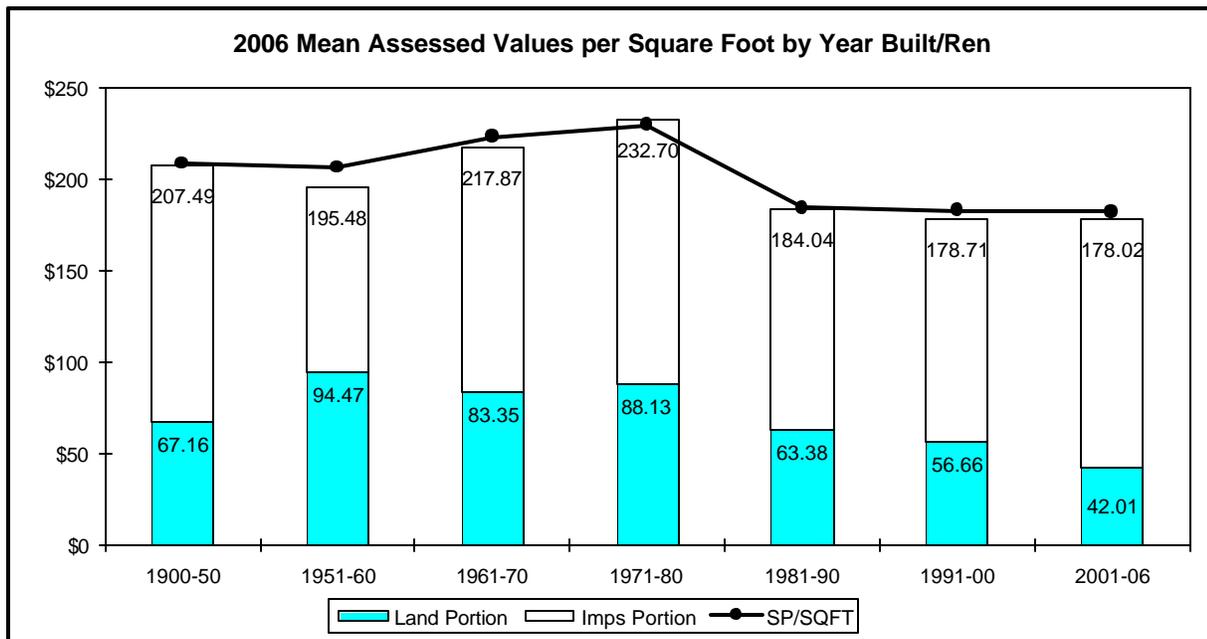
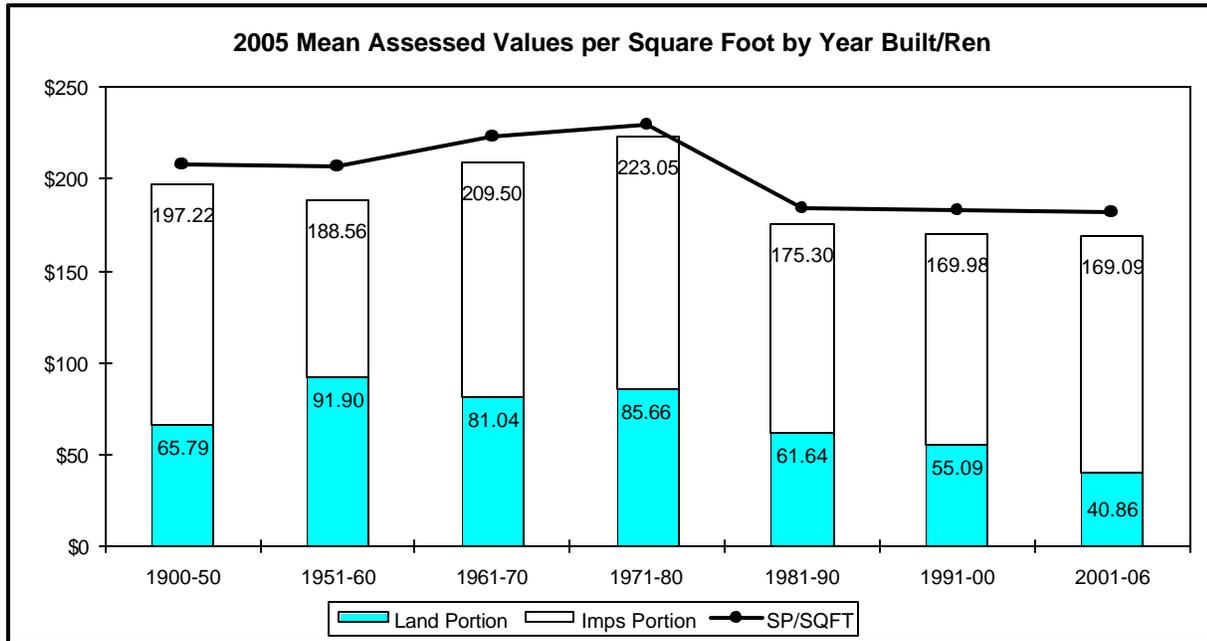
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	57	11.33%
7	98	19.48%
8	226	44.93%
9	69	13.72%
10	41	8.15%
11	5	0.99%
12	4	0.80%
13	3	0.60%
	503	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.03%
4	11	0.34%
5	77	2.35%
6	430	13.15%
7	849	25.96%
8	1283	39.22%
9	409	12.50%
10	163	4.98%
11	30	0.92%
12	14	0.43%
13	4	0.12%
	3271	



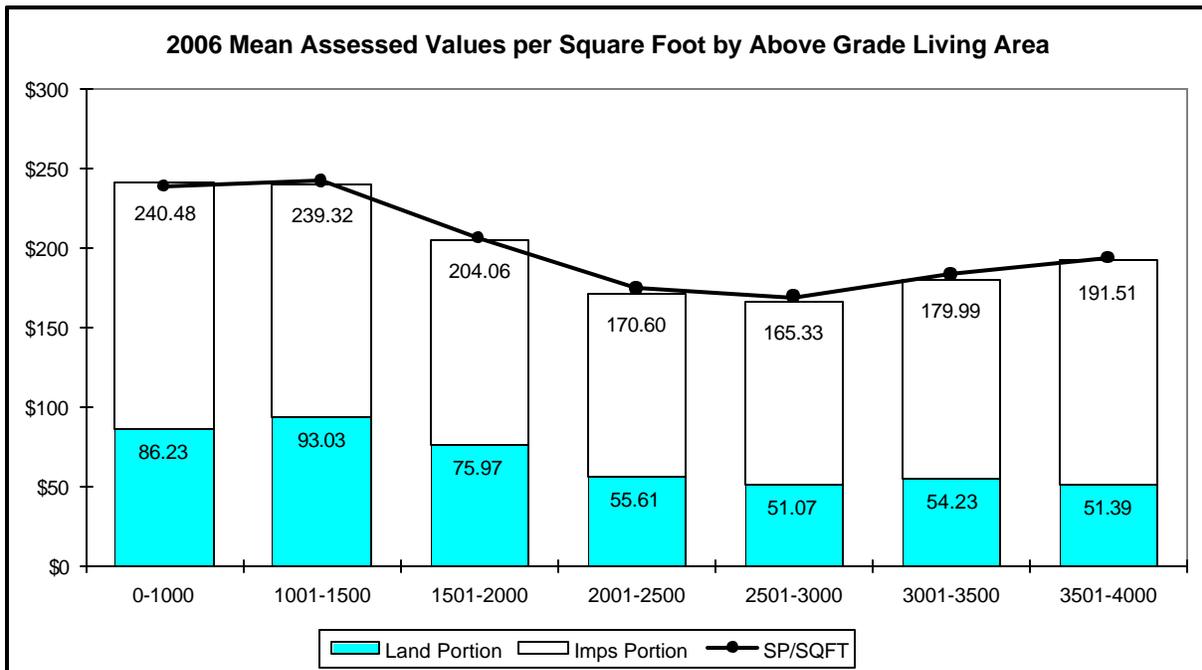
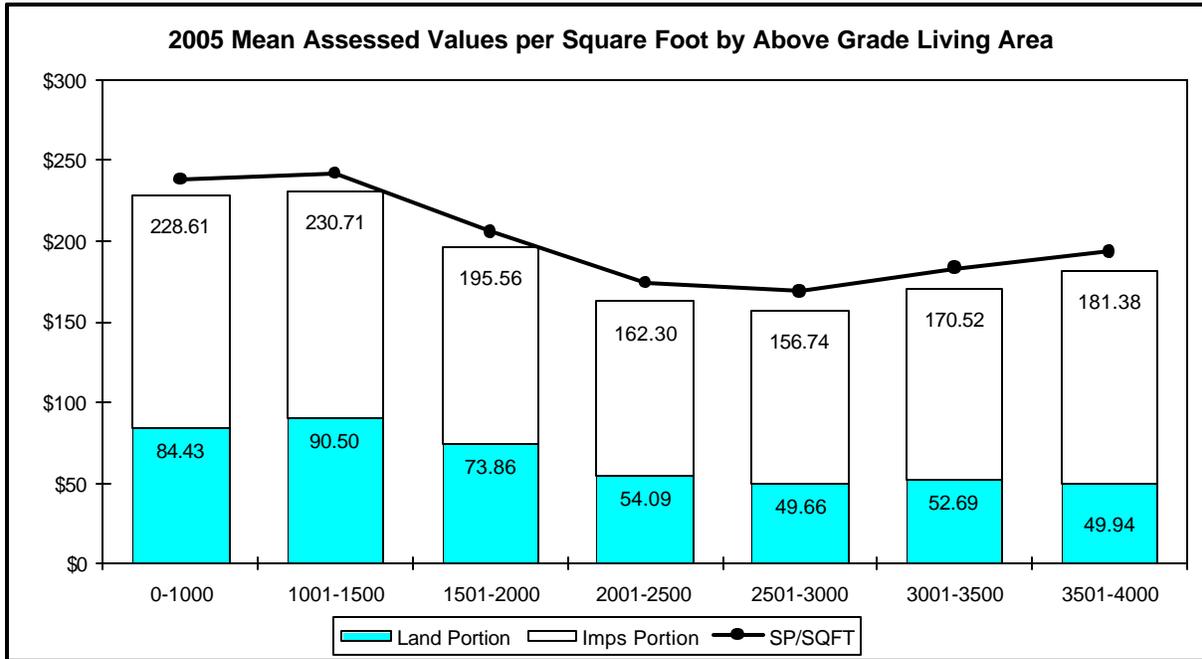
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2005 and 2006 Per Square Foot Values By Year Built / Renovated



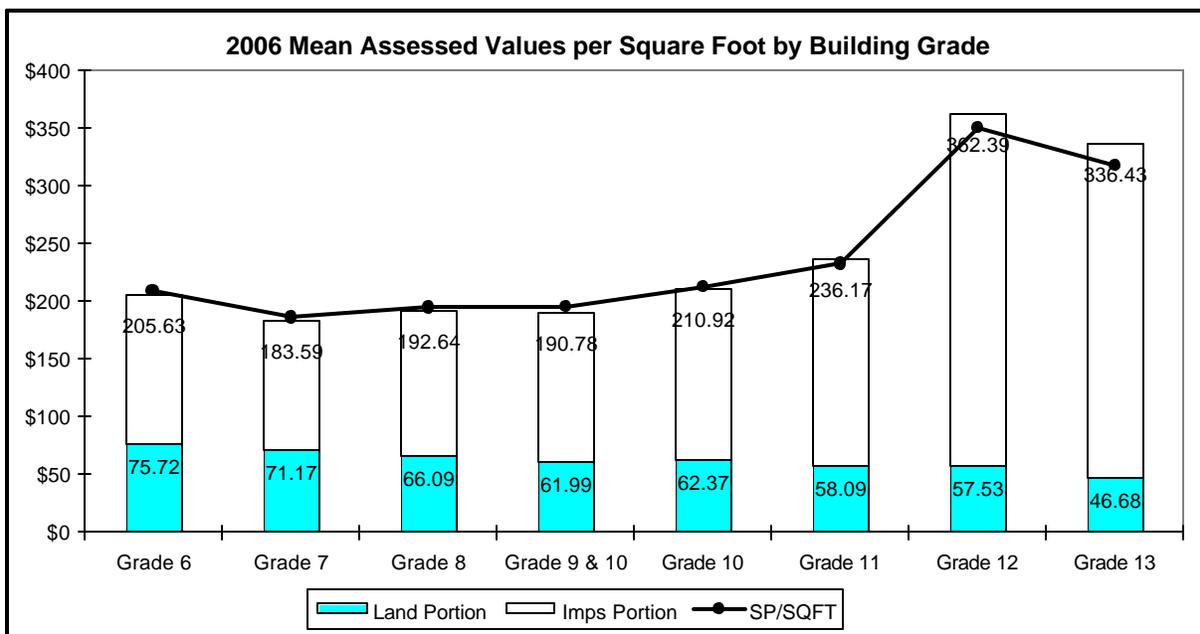
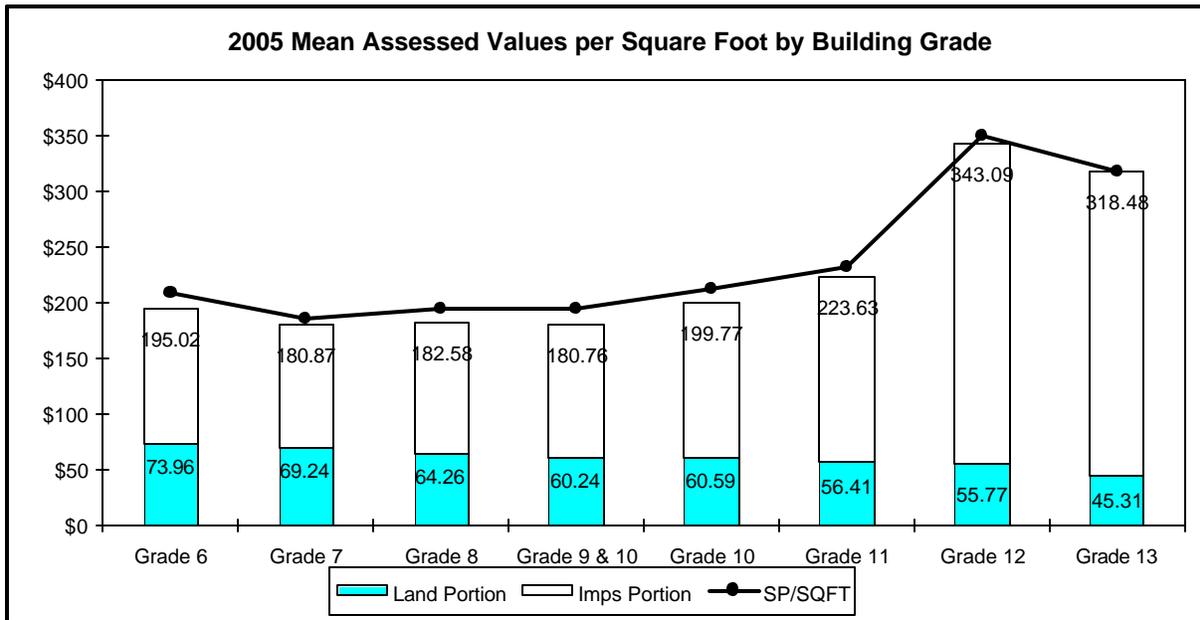
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values By Above Grade Living Area



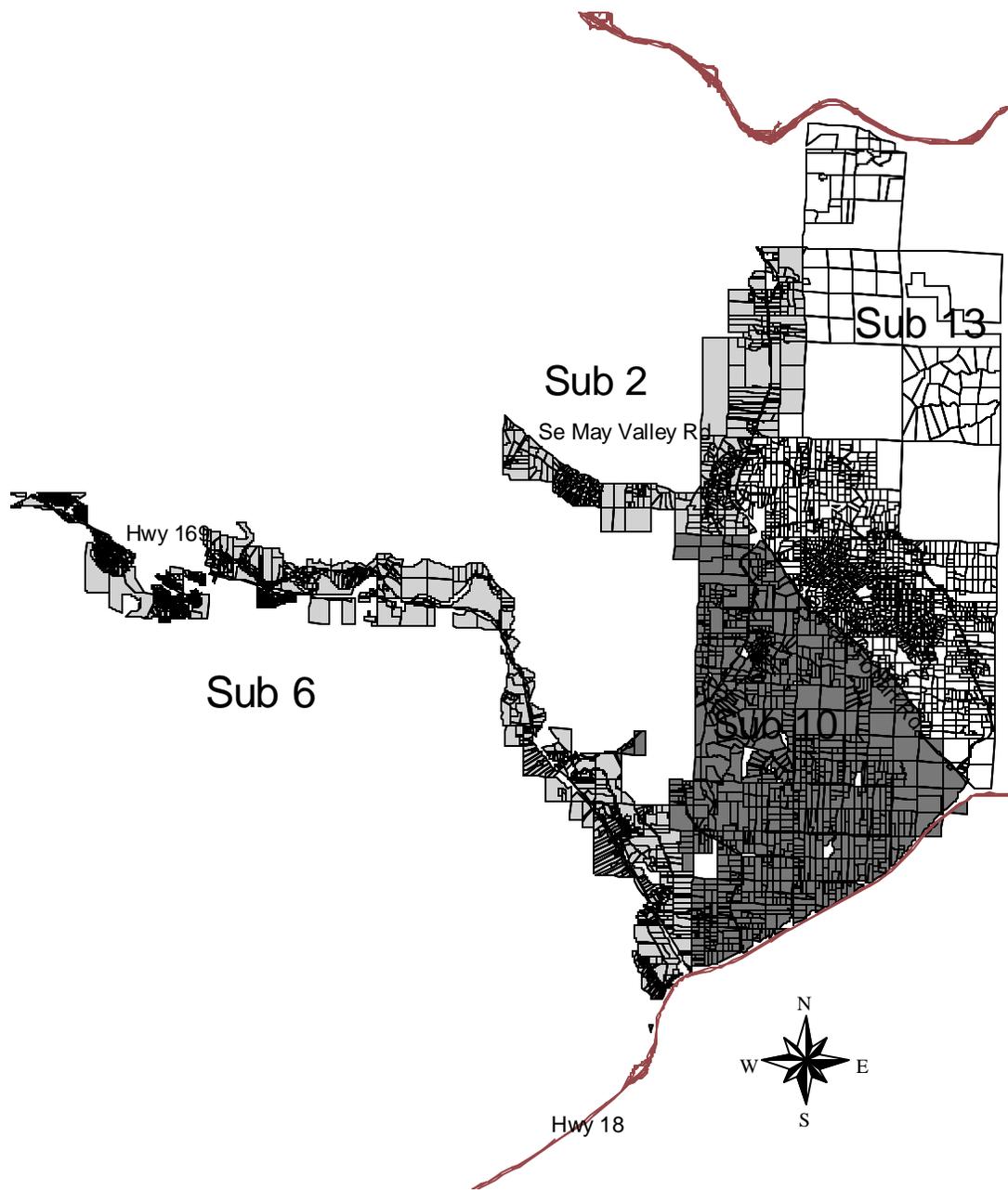
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were only 4 Grade 12 sales and 3 Grade 13 sales. All 3 Grade 13 sales took place in 2003, resulting in a higher AV ratio.

AREA 66 Map



Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 53 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 1.032% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

2006 Land Value = 2005 Land Value x 1.032, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 503 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that one characteristic based variable should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 7 homes excluding those in major 680610 were at a higher assessment level (assessed value/sale price) than the rest of the sales sample, there will be adjusted upward less than the average. Note: major 680610 is a new Quadrant plat. Data was collected on new homes in this plat in June 2005, but many homes have been built since then and their characteristics have not yet been taken and entered. The sales indicate that these grade 7's do not need the additional adjustment that other grade 7's in the area require. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .9463546 + .04722467 * \text{Grade7 w/o Major 680610}$$

The resulting total value is rounded down to the next \$1,000, then:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, apply the total value formula based on characteristics of the principal improvement.
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If "accessory improvements only", the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.06).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded "non-perc" (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded "% net condition" or is in "poor" condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2006 total value = 2005 total value)

Mobile Home Update

There were 21 mobile home sales for a separate analysis. These sales support the valuation of mobile home parcels using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + \text{Previous Improvement Value} * 1.06, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. "Before and after" comparison graphs appear earlier in this report.

Area 66 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.67%

Grade 7 except for Major 680610 Pioneer Place	Yes
% Adjustment	-5.02%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 7 not located in Major 680610 would *approximately* receive a .65% upward adjustment (5.67% - 5.02%).

Generally grade 7 homes that are not located in Major 680610 were at a higher assessment level than other grade homes. This model corrects for these strata differences.

75% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 66 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
6	57	0.927	0.977	5.4%	0.944	1.011
7	98	0.969	0.987	1.9%	0.967	1.008
8	226	0.936	0.987	5.5%	0.973	1.001
9	69	0.920	0.971	5.6%	0.944	0.999
10	41	0.943	0.996	5.6%	0.966	1.025
11	5	0.962	1.016	5.6%	0.792	1.239
12	4	0.978	1.033	5.6%	0.999	1.067
13	3	0.985	1.040	5.6%	0.827	1.253
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1931-1940	3	0.967	1.019	5.4%	0.580	1.458
1941-1950	35	0.945	0.993	5.1%	0.951	1.034
1951-1960	15	0.901	0.929	3.1%	0.864	0.994
1961-1970	61	0.932	0.971	4.2%	0.940	1.002
1971-1980	82	0.963	1.007	4.5%	0.983	1.030
1981-1990	129	0.952	1.001	5.2%	0.983	1.019
1991-2000	122	0.931	0.980	5.3%	0.962	0.999
>2000	56	0.933	0.984	5.4%	0.959	1.008
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	310	0.939	0.988	5.2%	0.976	1.000
Good	151	0.947	0.990	4.5%	0.972	1.007
Very Good	42	0.944	0.988	4.6%	0.957	1.019
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<1001	27	0.964	1.013	5.2%	0.965	1.062
1001-1500	87	0.955	0.991	3.8%	0.968	1.014
1501-2000	114	0.952	0.994	4.3%	0.973	1.014
2001-2500	114	0.932	0.979	5.1%	0.959	0.999
2501-3000	83	0.928	0.979	5.5%	0.957	1.001
3001-3500	38	0.933	0.985	5.6%	0.954	1.016
3501-4000	28	0.939	0.991	5.6%	0.943	1.040
>4000	12	0.962	1.016	5.6%	0.958	1.074

Area 66 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

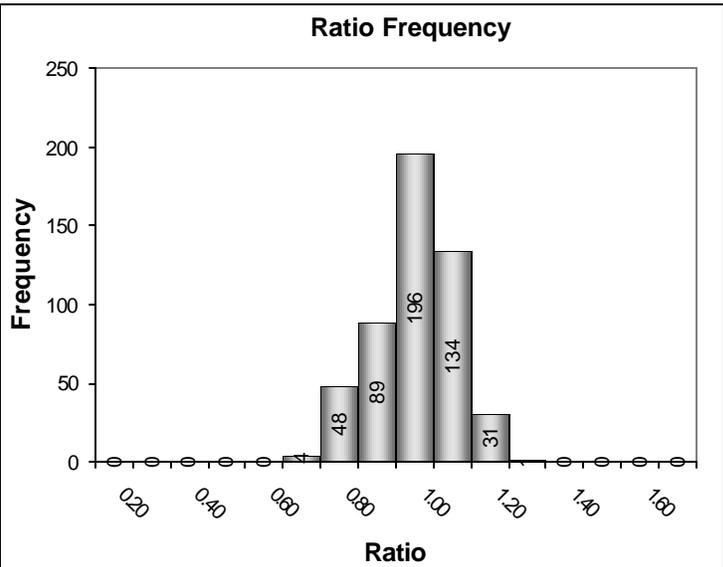
It is difficult to draw valid conclusions when the sales count is low.

Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	221	0.951	0.993	4.4%	0.978	1.008
1.5	19	0.902	0.945	4.7%	0.877	1.013
2	263	0.938	0.989	5.4%	0.976	1.001
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	431	0.944	0.991	4.9%	0.981	1.001
Y	72	0.928	0.977	5.3%	0.948	1.006
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	486	0.943	0.991	5.0%	0.981	1.000
Y	17	0.882	0.915	3.7%	0.858	0.972
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2	55	0.950	1.000	5.3%	0.972	1.028
6	203	0.933	0.980	5.1%	0.966	0.994
13	163	0.948	0.996	5.0%	0.978	1.013
10	82	0.937	0.981	4.7%	0.955	1.006
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
03000-05000	25	0.934	0.984	5.3%	0.952	1.016
05001-08000	72	0.938	0.989	5.4%	0.965	1.013
08001-12000	62	0.939	0.985	5.0%	0.960	1.011
12001-16000	18	0.898	0.939	4.6%	0.883	0.996
16001-30000	27	0.953	0.996	4.4%	0.957	1.034
30001-43559	108	0.952	1.002	5.3%	0.982	1.022
1AC-3AC	131	0.949	0.993	4.7%	0.972	1.014
3.01AC-5AC	36	0.924	0.972	5.2%	0.940	1.005
5.1AC-10AC	24	0.926	0.972	4.9%	0.924	1.019
Grade 7 w/o Major 680610	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	434	0.937	0.989	5.6%	0.979	0.999
Y	69	0.979	0.984	0.5%	0.956	1.011

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2005	Date of Report: 4/4/2006	Sales Dates: 1/2003 - 12/2005
Area 66 - Mirrormont-Cedar River	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	503		
<i>Mean Assessed Value</i>	397,400		
<i>Mean Sales Price</i>	422,000		
<i>Standard Deviation AV</i>	204,358		
<i>Standard Deviation SP</i>	218,190		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.953		
<i>Median Ratio</i>	0.978		
<i>Weighted Mean Ratio</i>	0.942		
UNIFORMITY			
<i>Lowest ratio</i>	0.679		
<i>Highest ratio:</i>	1.241		
<i>Coefficient of Dispersion</i>	8.26%		
<i>Standard Deviation</i>	0.104		
<i>Coefficient of Variation</i>	10.95%		
<i>Price Related Differential (PRD)</i>	1.012		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.964		
<i>Upper limit</i>	0.984		
95% Confidence: Mean			
<i>Lower limit</i>	0.944		
<i>Upper limit</i>	0.962		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	3271		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.104		
Recommended minimum:	17		
<i>Actual sample size:</i>	503		
Conclusion:	OK		
NORMALITY			
Binomial Test			
<i># ratios below mean:</i>	215		
<i># ratios above mean:</i>	288		
<i>z:</i>	3.255		
Conclusion:	Non-normal		



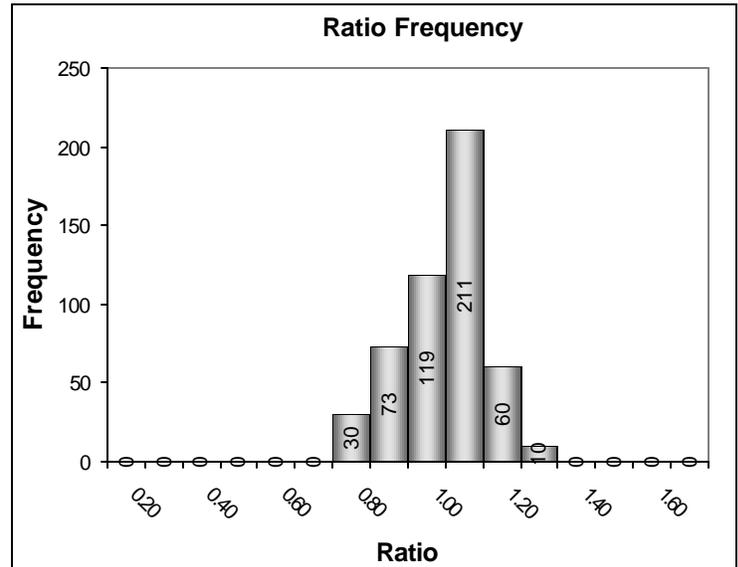
COMMENTS:

1 to 3 Unit Residences throughout area 66

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2006	Date of Report: 4/4/2006	Sales Dates: 1/2003 - 12/2005
Area 66 - Mirrormont-Cedar River	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	503		
Mean Assessed Value	417,200		
Mean Sales Price	422,000		
Standard Deviation AV	216.791		
Standard Deviation SP	218.190		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.019		
Weighted Mean Ratio	0.989		
UNIFORMITY			
Lowest ratio	0.712		
Highest ratio:	1.254		
Coefficient of Dispersion	8.32%		
Standard Deviation	0.108		
Coefficient of Variation	10.80%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	1.004		
Upper limit	1.031		
95% Confidence: Mean			
Lower limit	0.989		
Upper limit	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	3271		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.108		
Recommended minimum:	19		
Actual sample size:	503		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	219		
# ratios above mean:	284		
z:	2.898		
Conclusion:	Non-normal		



COMMENTS:

1 to 3 Unit Residences throughout area 66

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	102306	9037	7/25/05	\$355,000	1510	0	6	1990	3	38252	N	N	12720 ISSAQUAH-HOBART RD SE
002	102306	9043	10/18/04	\$275,000	1340	0	7	1974	4	35422	N	N	12328 ISSAQUAH-HOBART RD SE
002	162306	9025	10/8/04	\$249,999	1560	0	7	1962	5	133729	N	N	22509 SE MAY VALLEY RD
002	152306	9073	9/22/05	\$458,000	1700	0	7	1959	4	76665	N	N	13116 231ST AV SE
002	032306	9115	4/6/05	\$441,900	2090	0	7	1969	4	80150	N	N	24008 SE 111TH ST
002	032306	9140	4/12/04	\$350,000	2180	0	7	1963	5	81892	N	N	24044 SE 111TH ST
002	152306	9058	4/19/05	\$391,000	1200	1200	8	2004	3	25484	N	N	13205 ISSAQUAH-HOBART RD SE
002	152306	9128	1/10/05	\$410,500	1510	1400	8	1966	5	85377	N	N	13620 233RD WY SE
002	172306	9067	7/16/04	\$315,000	1540	970	8	1984	3	83777	N	N	13422 196TH AV SE
002	813750	0450	4/29/05	\$418,000	1730	0	8	1988	3	52707	Y	N	20835 SE 138TH PL
002	813750	0450	8/22/03	\$365,000	1730	0	8	1988	3	52707	Y	N	20835 SE 138TH PL
002	813750	0040	6/15/04	\$375,000	1780	0	8	1989	3	36938	N	N	13425 207TH CT SE
002	813750	0340	7/13/04	\$415,000	1950	0	8	1989	3	26057	Y	N	13608 205TH CT SE
002	813750	0480	4/13/05	\$494,000	2160	0	8	1988	3	71438	Y	N	20921 SE 138TH PL
002	813750	0480	5/24/04	\$420,000	2160	0	8	1988	3	71438	Y	N	20921 SE 138TH PL
002	032306	9095	8/25/03	\$360,000	2173	0	8	1970	4	21680	N	N	24013 SE 103RD PL
002	162306	9071	8/26/03	\$386,000	2220	0	8	1987	3	60984	N	N	13609 217TH AV SE
002	813750	0060	6/11/04	\$400,000	2220	0	8	1988	3	40803	N	N	20622 SE 135TH ST
002	509030	0030	12/20/04	\$439,000	2240	0	8	1978	4	23086	N	N	13102 233RD AV SE
002	261680	0060	7/8/03	\$365,000	2320	0	8	1985	3	31020	N	N	23200 SE 135TH CT
002	813750	0530	6/24/04	\$457,000	2440	0	8	1989	3	40099	Y	N	21033 SE 138TH PL
002	813750	0720	2/20/03	\$395,000	2450	0	8	1987	3	42851	N	N	13511 209TH AV SE
002	813750	0710	7/21/03	\$425,000	2530	0	8	1987	3	60112	N	N	13517 209TH AV SE
002	813750	0780	8/8/05	\$500,000	2540	0	8	1987	3	28001	N	N	13418 209TH AV SE
002	813750	0820	11/19/04	\$460,000	2560	0	8	1986	4	36045	N	N	21000 SE 135TH ST
002	813750	0880	2/2/04	\$466,000	2560	0	8	1987	4	35005	N	N	21105 SE 135TH ST
002	813750	0800	5/20/04	\$425,000	2590	0	8	1986	3	35000	N	N	13428 209TH AV SE
002	813750	0770	9/19/03	\$424,000	2670	0	8	1986	3	30299	N	N	13419 209TH AV SE
002	813750	0680	11/18/05	\$607,000	2720	0	8	1987	3	35000	N	N	13506 209TH AV SE
002	813750	0230	2/27/03	\$425,000	2720	0	8	1990	3	37590	Y	N	20490 SE 136TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	032306	9088	12/3/03	\$425,000	2730	0	8	1992	3	50820	N	N	10420 238TH WY SE
002	813750	0370	12/30/04	\$551,000	3520	0	8	1989	4	42557	Y	N	20535 SE 136TH ST
002	172306	9102	10/7/04	\$497,500	2340	0	9	1987	3	221695	N	N	13340 202ND AV SE
002	813750	0150	8/23/04	\$462,500	2380	0	9	1987	3	35001	N	N	20637 SE 135TH ST
002	261680	0330	7/19/03	\$455,000	2700	0	9	1986	4	52951	N	N	22828 SE 141ST CT
002	261680	0080	3/28/05	\$516,500	2750	0	9	1985	4	44451	N	N	23207 SE 135TH CT
002	261680	0170	9/23/04	\$475,000	2840	0	9	1985	3	51372	N	N	14029 232ND AV SE
002	813750	0050	12/23/03	\$495,000	2860	0	9	1988	4	35000	N	N	13431 207TH CT SE
002	813750	0200	5/12/04	\$534,950	3320	0	9	1990	3	40594	Y	N	20526 SE 136TH ST
002	032306	9049	4/14/05	\$640,000	2560	0	10	1991	3	107157	N	N	10603 ISSAQUAH-HOBART RD SE
002	261680	0300	1/12/04	\$515,000	2650	1490	10	1987	3	95078	N	N	14212 228TH AV SE
002	261680	0310	9/6/05	\$715,000	2740	0	10	1987	3	77829	N	N	22816 SE 141ST CT
002	261680	0200	7/24/03	\$575,000	2770	1280	10	1986	3	60687	N	N	14124 229TH DR SE
002	261680	0520	4/22/03	\$530,000	2870	0	10	1986	4	33138	N	N	22919 SE 139TH CT
002	162306	9023	4/17/03	\$655,000	2920	0	10	2002	3	252648	N	N	13808 219TH AV SE
002	261680	0580	9/28/05	\$685,000	3120	0	10	1983	4	46443	N	N	13633 231ST PL SE
002	261680	0260	4/13/05	\$560,000	3350	0	10	1991	3	82823	N	N	14207 229TH DR SE
002	261680	0240	2/10/04	\$560,000	3390	0	10	1987	3	102805	N	N	14243 229TH DR SE
002	032306	9151	10/12/04	\$1,025,000	3870	0	10	1971	4	245678	Y	N	23515 SE 111TH ST
002	261680	0090	9/11/03	\$614,000	4560	0	10	1983	4	66120	N	N	13606 231ST PL SE
002	162306	9079	1/4/05	\$1,025,000	4730	0	10	1989	3	260488	N	N	13766 223RD AV SE
002	172306	9101	10/14/03	\$700,000	4760	0	10	1983	3	215213	N	N	13353 202ND AV SE
002	261680	0540	8/9/05	\$975,000	3910	0	11	1991	3	90820	N	N	13757 231ST PL SE
002	509030	0057	6/22/04	\$1,200,000	3760	1910	12	2000	3	75833	N	N	23415 SE 128TH PL
002	509030	0046	6/6/05	\$1,300,000	5020	0	12	2000	3	69344	N	N	23450 SE MAY VALLEY RD
006	512640	0245	11/23/04	\$178,450	720	0	6	1943	4	7200	N	N	3125 SE 6TH ST
006	232305	9142	11/17/03	\$251,000	720	0	6	1958	5	45738	N	Y	15005 SE JONES RD
006	512640	0045	11/14/03	\$178,000	720	0	6	1943	4	7200	N	N	3020 SE 5TH ST
006	512640	0070	2/24/03	\$174,950	750	0	6	1943	4	7200	N	N	3118 SE 5TH ST
006	512690	0185	9/15/05	\$232,000	790	0	6	1944	4	7605	N	N	3317 SE 6TH ST
006	512690	0115	12/20/05	\$234,000	790	0	6	1944	5	7320	N	N	3401 SE 5TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	512690	0460	6/23/04	\$179,950	790	0	6	1944	4	7200	N	N	3533 SE 6TH ST
006	512690	0055	6/17/04	\$179,950	790	0	6	1944	4	7560	N	N	3428 SE 5TH ST
006	512690	0045	8/15/05	\$155,000	790	0	6	1944	3	7560	N	N	3412 SE 5TH ST
006	512690	0240	11/2/05	\$243,950	800	0	6	1944	4	8190	N	N	3425 SE 5TH ST
006	512690	0030	5/21/05	\$225,000	800	0	6	1944	5	7560	N	N	3332 SE 5TH ST
006	512690	0260	10/30/03	\$181,000	800	0	6	1944	5	7194	N	N	3604 SE 5TH ST
006	512690	0075	7/23/03	\$180,000	820	0	6	1944	4	7560	N	N	3508 SE 5TH ST
006	222305	9073	11/17/05	\$235,500	840	0	6	1947	4	15217	N	N	15020 133RD AV SE
006	512690	0060	11/12/04	\$212,000	870	0	6	1986	3	7560	N	N	3436 SE 5TH ST
006	512690	0205	11/3/03	\$185,000	890	0	6	1944	5	6000	N	N	3333 NEWPORT AV SE
006	512690	0295	12/22/03	\$178,000	890	0	6	1944	5	7752	N	N	3533 SE 5TH ST
006	512690	0230	8/10/04	\$155,000	890	0	6	1944	3	7326	N	N	528 NEWPORT AV SE
006	512690	0300	12/13/04	\$197,000	900	0	6	1944	4	7254	N	N	559 PIERCE AV SE
006	222305	9071	11/12/03	\$175,000	900	0	6	1947	5	6160	N	N	13110 SE 149TH ST
006	512690	0250	5/1/04	\$197,000	900	0	6	1944	5	7650	N	N	3532 SE 5TH ST
006	232305	9067	8/27/03	\$189,950	900	0	6	1958	4	11500	Y	Y	15463 SE JONES RD
006	512640	0260	3/8/05	\$180,000	950	0	6	1944	3	9403	N	N	3213 SE 6TH ST
006	512690	0245	7/16/04	\$181,450	980	0	6	1944	4	8175	N	N	3429 SE 5TH ST
006	512640	0095	3/2/04	\$180,625	1000	0	6	1943	4	7330	N	N	3224 SE 5TH ST
006	918970	0190	9/28/04	\$205,000	1010	0	6	1955	5	8308	N	N	15007 133RD AV SE
006	222305	9085	5/11/05	\$206,000	1030	0	6	1951	5	7885	N	N	13316 SE 149TH ST
006	512690	0025	4/8/05	\$218,000	1070	0	6	1944	4	7560	N	N	3324 SE 5TH ST
006	512640	0140	11/6/03	\$185,000	1080	0	6	1943	4	9599	N	N	3217 SE 5TH ST
006	512800	0115	3/11/05	\$203,000	1100	0	6	1955	4	7650	N	N	14804 130TH AV SE
006	212305	9035	6/7/04	\$183,100	1130	0	6	1947	4	9067	N	N	12928 SE 151ST ST
006	512640	0150	2/22/05	\$211,000	1140	0	6	1943	5	8366	N	N	3108 SE 6TH ST
006	222305	9113	11/19/05	\$216,950	1180	0	6	1948	4	7482	N	N	13307 SE RENTON-MAPLE VALLEY RD
006	512800	0075	9/15/05	\$218,000	1200	0	6	1947	4	10350	N	N	15002 130TH AV SE
006	232305	9076	10/31/05	\$261,250	1230	0	6	1945	4	16117	N	N	15416 SE JONES RD
006	512690	0475	7/23/04	\$206,500	1230	0	6	1944	4	7200	N	N	3605 SE 6TH ST
006	222305	9047	5/26/05	\$167,850	1250	0	6	1967	4	7350	N	N	14922 134TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	512800	0035	6/25/03	\$179,500	1270	0	6	1955	4	7315	N	N	14911 130TH AV SE
006	222305	9129	4/19/04	\$195,000	1300	0	6	1966	4	9147	N	N	13308 SE 151ST ST
006	512800	0110	6/28/04	\$200,000	1310	0	6	1974	5	7474	N	N	14810 130TH AV SE
006	512640	0015	11/19/04	\$227,000	1320	0	6	1943	5	10916	N	N	2930 SE 5TH ST
006	918970	0170	8/13/03	\$225,000	1320	0	6	1989	3	9316	N	N	15024 132ND AV SE
006	232305	9049	7/21/04	\$275,500	1340	0	6	1960	5	11495	N	Y	15613 SE JONES RD
006	146140	0190	10/5/04	\$323,400	1400	0	6	1998	3	150282	N	N	18815 215TH AV SE
006	222305	9087	10/28/05	\$267,697	1630	0	6	1953	4	9835	N	N	14937 133RD AV SE
006	232305	9077	5/11/05	\$282,000	1800	0	6	1940	5	17813	N	N	15440 SE JONES RD
006	512690	0375	1/27/05	\$250,600	2020	0	6	1944	4	8300	N	N	550 PIERCE AV SE
006	222305	9097	5/6/05	\$180,000	1090	0	7	1957	4	10104	N	N	15023 134TH AV SE
006	042206	9045	12/28/05	\$405,000	1110	0	7	1995	3	65650	Y	Y	19251 218TH AV SE
006	146140	0135	5/9/05	\$312,500	1120	0	7	2003	3	13550	Y	Y	19064 216TH AV SE
006	242305	9071	5/2/05	\$349,990	1320	1180	7	1967	3	86248	N	Y	17065 SE JONES RD
006	918970	0105	2/24/04	\$223,000	1390	0	7	1961	4	10080	N	N	15032 131ST AV SE
006	512640	0100	7/14/04	\$234,950	1410	0	7	1943	4	10439	N	N	3101 SE 5TH ST
006	511140	0105	7/8/05	\$240,000	1420	0	7	1947	4	27000	N	Y	22021 SE 203RD ST
006	242305	9063	4/22/04	\$235,700	1440	0	7	2003	3	16000	N	N	17017 SE JONES RD
006	668940	0115	12/10/03	\$272,850	1470	0	7	1958	4	10944	Y	Y	1121 SHELTON AV SE
006	918970	0220	3/30/05	\$278,950	1500	0	7	1996	3	7260	N	N	15041 133RD AV SE
006	242305	9044	1/20/05	\$358,900	1530	0	7	1955	4	29870	N	Y	17405 SE JONES RD
006	222305	9119	10/14/03	\$221,950	1550	0	7	1975	4	8712	N	N	15010 134TH AV SE
006	680610	0290	5/2/05	\$252,775	1620	0	7	2005	3	4093	N	N	15352 146TH PL SE
006	680610	0240	5/16/05	\$251,505	1620	0	7	2005	3	3863	N	N	15424 146TH PL SE
006	680610	0170	8/1/05	\$292,639	1680	0	7	2005	3	5694	N	N	14567 SE 154TH ST
006	680610	0430	8/11/05	\$266,475	1770	0	7	2005	3	4600	N	N	14548 SE 153RD PL
006	680610	0250	6/7/05	\$259,025	1770	0	7	2005	3	3873	N	N	15416 146TH PL SE
006	680610	0280	6/6/05	\$259,300	1850	0	7	2005	3	3835	N	N	15360 146TH PL SE
006	510445	0490	4/8/03	\$255,900	1930	0	7	1989	3	7361	N	N	13921 SE 156TH ST
006	680610	0200	7/1/05	\$284,545	1940	0	7	2005	3	3695	N	N	14585 SE 145TH ST
006	668940	0021	11/11/03	\$238,000	2010	0	7	1962	4	8360	N	N	3920 SE 11TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	680610	0360	7/28/05	\$309,340	2170	0	7	2005	3	4742	N	N	14590 SE 153RD PL
006	680610	0380	8/19/05	\$291,256	2170	0	7	2005	3	4600	N	N	14578 SE 153RD PL
006	680610	0320	5/16/05	\$274,630	2170	0	7	2005	3	4341	N	N	15328 146TH PL SE
006	680610	0270	7/22/05	\$286,070	2280	0	7	2005	3	4345	N	N	15402 146TH PL SE
006	680610	0230	6/1/05	\$285,315	2280	0	7	2005	3	3854	N	N	15430 146TH PL SE
006	918970	0045	8/20/03	\$350,000	2290	0	7	1960	4	20088	Y	Y	13215 SE 151ST ST
006	512690	0324	11/24/04	\$257,000	2290	0	7	2001	3	4875	N	N	541 OLYMPIA AV SE
006	042206	9067	11/17/03	\$330,000	2380	0	7	1960	4	128937	N	N	19635 MAXWELL RD SE
006	511140	0061	1/25/05	\$340,000	2390	0	7	1966	3	249598	N	N	19625 RENTON-MAPLE VALLEY RD SE
006	680610	0680	10/11/05	\$379,000	2410	0	7	2005	3	4751	N	N	14552 SE 154TH ST
006	680610	0690	8/2/05	\$348,910	2410	0	7	2005	3	4751	N	N	14546 SE 154TH ST
006	680610	0670	6/23/05	\$335,475	2410	0	7	2005	3	4751	N	N	14558 SE 154TH ST
006	680610	0160	7/20/05	\$304,350	2410	0	7	2005	3	5675	N	N	14561 SE 154TH ST
006	680610	0680	8/9/05	\$291,545	2410	0	7	2005	3	4751	N	N	14552 SE 154TH ST
006	680610	0650	7/1/05	\$335,155	2530	0	7	2005	3	4751	N	N	14570 SE 154TH ST
006	680610	0210	5/16/05	\$329,240	2530	0	7	2005	3	4567	N	N	15423 146TH PL SE
006	680610	0260	7/6/05	\$305,100	2530	0	7	2005	3	3942	N	N	15410 146TH PL SE
006	680610	0640	8/5/05	\$305,200	2640	0	7	2005	3	4751	N	N	14576 SE 154TH ST
006	680610	0310	11/18/05	\$380,000	2750	0	7	2005	3	4330	N	N	15336 146TH PL SE
006	680610	0300	6/9/05	\$304,409	2750	0	7	2005	3	4320	N	N	15344 146TH PL SE
006	680610	0310	6/15/05	\$300,675	2750	0	7	2005	3	4330	N	N	15336 146TH PL SE
006	680610	0220	7/15/05	\$373,855	3150	0	7	2005	3	6494	N	N	15431 146TH PL SE
006	680610	0330	5/27/05	\$348,985	3150	0	7	2005	3	5410	N	N	15320 146TH PL SE
006	680610	0660	7/27/05	\$335,990	3150	0	7	2005	3	4751	N	N	14564 SE 154TH ST
006	680610	0180	6/23/05	\$334,040	3150	0	7	2005	3	5713	N	N	14573 SE 154TH ST
006	680610	0630	5/20/05	\$355,235	3620	0	7	2005	3	5427	N	N	14582 SE 154TH ST
006	511140	0096	4/25/05	\$350,000	1150	550	8	1994	3	42500	Y	Y	21837 SE 203RD ST
006	222305	9086	5/28/04	\$399,900	1180	580	8	1963	4	25239	Y	Y	13311 SE 151ST ST
006	510445	0780	4/20/05	\$296,527	1230	320	8	1989	4	8503	Y	N	13936 SE 158TH ST
006	885691	0020	7/26/05	\$340,000	1240	360	8	1989	3	9418	N	N	16115 SE 156TH ST
006	885691	0020	5/22/03	\$265,000	1240	360	8	1989	3	9418	N	N	16115 SE 156TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	885691	0050	3/20/05	\$290,900	1300	320	8	1990	3	14897	N	N	16131 SE 156TH ST
006	510445	1080	12/8/03	\$239,500	1430	0	8	1988	3	10690	N	N	14059 SE 159TH PL
006	510445	1190	9/25/03	\$254,950	1450	0	8	1986	3	8401	N	N	14011 SE 156TH CT
006	885692	0610	6/20/05	\$339,000	1540	650	8	1990	3	6506	N	N	15620 156TH PL SE
006	885692	0240	6/17/03	\$270,000	1540	650	8	1990	3	6146	N	N	15643 156TH PL SE
006	885692	0650	5/25/05	\$346,000	1550	630	8	1991	3	7204	N	N	15631 SE 156TH ST
006	885689	0350	12/24/05	\$333,000	1640	0	8	1986	3	9897	N	N	16104 SE 156TH ST
006	510445	0250	4/27/04	\$269,950	1660	0	8	1989	3	11285	N	N	15440 139TH AV SE
006	510445	0340	9/16/03	\$255,000	1660	0	8	1989	3	9966	N	N	15423 139TH AV SE
006	510445	0470	8/19/04	\$266,450	1680	0	8	1988	3	8894	Y	N	15606 139TH CT SE
006	885689	0180	8/17/05	\$330,000	1720	0	8	1986	3	7246	N	N	15607 160TH CT SE
006	885689	0150	6/1/05	\$316,000	1730	0	8	1987	3	7744	N	N	15608 159TH AV SE
006	885689	0060	8/2/04	\$270,000	1750	0	8	1987	3	10788	N	N	15918 SE 156TH ST
006	113400	0020	12/1/04	\$393,000	1790	0	8	1966	5	13600	Y	Y	1013 SHELTON AV SE
006	510445	1090	5/11/04	\$274,990	1790	0	8	1987	4	11646	N	N	14063 SE 159TH PL
006	231430	0030	5/13/05	\$390,000	1800	650	8	2000	3	5283	N	N	14112 SE 154TH PL
006	231430	0020	7/6/05	\$326,000	1800	0	8	2000	3	6091	N	N	14106 SE 154TH PL
006	510445	0970	7/15/03	\$265,000	1810	0	8	1987	3	8700	Y	N	14001 SE 159TH PL
006	510445	0620	7/3/03	\$254,990	1830	0	8	1988	3	8761	N	N	15619 140TH PL SE
006	885692	0290	5/31/05	\$323,000	1840	0	8	1990	3	8603	N	N	15613 156TH PL SE
006	510445	0710	12/22/04	\$289,500	1870	0	8	1989	4	9279	Y	N	14038 SE 158TH ST
006	510445	0930	4/29/03	\$282,000	1880	0	8	1989	3	9451	Y	N	14052 SE 159TH PL
006	885689	0170	11/22/05	\$355,000	1920	0	8	1986	3	8810	N	N	15601 160TH CT SE
006	510445	0660	5/2/03	\$276,500	1920	0	8	1989	3	11521	N	N	15643 140TH PL SE
006	510445	0600	7/29/03	\$274,000	1940	0	8	1987	3	12145	N	N	15607 140TH PL SE
006	885689	0140	12/28/04	\$289,000	1950	0	8	1986	3	6866	N	N	15851 SE 156TH ST
006	885689	0230	5/9/05	\$319,950	1990	0	8	1987	3	8526	N	N	15616 160TH CT SE
006	510445	0590	4/1/03	\$260,000	2010	0	8	1987	3	8346	Y	N	15601 140TH PL SE
006	885689	0110	7/25/03	\$260,000	2020	0	8	1990	3	10182	N	N	15854 SE 156TH ST
006	885689	0260	7/7/04	\$300,000	2050	0	8	1987	3	7914	N	N	15603 161ST AV SE
006	885689	0220	4/9/04	\$284,950	2050	0	8	1987	3	12879	N	N	15620 160TH CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	510445	1130	1/13/03	\$276,000	2050	0	8	1989	3	21952	N	N	15656 140TH PL SE
006	231430	0220	5/25/05	\$362,500	2090	0	8	1998	3	5610	N	N	15466 141ST PL SE
006	885692	0030	12/14/05	\$385,000	2110	0	8	1991	3	15053	N	N	15619 159TH AV SE
006	885692	0550	5/10/05	\$329,000	2130	0	8	1991	3	8404	N	N	15708 SE 157TH ST
006	885692	0180	1/6/04	\$280,000	2130	0	8	1991	3	23989	N	N	15705 SE 157TH ST
006	231430	0390	7/28/05	\$390,000	2150	0	8	1997	3	5072	N	N	15441 141ST PL SE
006	885692	0090	8/4/04	\$295,500	2150	0	8	1991	3	9057	N	N	15610 158TH AV SE
006	231430	0420	8/12/04	\$325,000	2150	0	8	1998	3	5397	N	N	15429 141ST PL SE
006	231430	0440	4/21/04	\$321,990	2150	0	8	1998	3	5088	N	N	15421 141ST PL SE
006	885692	0280	10/27/05	\$390,000	2160	0	8	1990	3	8580	N	N	15619 156TH PL SE
006	510445	0230	7/14/05	\$356,000	2170	0	8	1990	3	11063	Y	N	15448 139TH AV SE
006	231430	0190	8/30/05	\$390,000	2180	0	8	1997	3	6168	N	N	14198 SE 154TH PL
006	231430	0190	8/6/04	\$349,900	2180	0	8	1997	3	6168	N	N	14198 SE 154TH PL
006	510445	0090	2/24/03	\$283,000	2190	0	8	1987	3	8708	N	N	13904 SE 156TH ST
006	885692	0220	6/27/03	\$277,000	2190	0	8	1990	3	15233	N	N	15603 SE 157TH ST
006	885692	0380	8/1/05	\$365,000	2200	0	8	1990	3	11362	N	N	15628 SE 156TH ST
006	222305	9048	7/7/04	\$312,000	2200	0	8	2004	3	7656	N	N	13213 RENTON-MAPLE VALLEY RD SE
006	885692	0250	5/4/04	\$290,000	2200	0	8	1990	3	7278	N	N	15637 156TH PL SE
006	231430	0430	1/20/04	\$318,000	2300	0	8	1998	3	5096	N	N	15425 141ST PL SE
006	510445	0120	11/9/05	\$394,500	2320	0	8	1990	3	7432	Y	N	13917 SE 155TH PL
006	231430	0230	9/9/05	\$397,950	2330	0	8	1998	3	6087	N	N	15470 141ST PL SE
006	231430	0130	11/30/05	\$429,950	2350	0	8	1998	3	4831	N	N	14172 SE 154TH PL
006	231430	0400	9/8/05	\$390,000	2350	0	8	1998	3	5204	N	N	15437 141ST PL SE
006	231430	0300	9/8/04	\$333,000	2350	0	8	1998	3	6825	N	N	15485 141ST PL SE
006	231430	0400	6/17/04	\$320,000	2350	0	8	1998	3	5204	N	N	15437 141ST PL SE
006	510445	1200	11/1/04	\$295,000	2380	0	8	1986	4	14756	N	N	14015 SE 156TH CT
006	092206	9092	9/12/05	\$535,000	2390	0	8	1967	4	38250	Y	Y	22028 SE BAIN RD
006	885692	0350	11/10/04	\$310,000	2390	0	8	1990	3	10412	N	N	15534 156TH CT SE
006	885692	0100	5/16/05	\$355,500	2400	0	8	1991	3	15192	N	N	15834 SE 156TH CT
006	885692	0140	11/17/05	\$349,200	2400	0	8	1991	3	14002	N	N	15628 158TH AV SE
006	510445	0840	11/12/04	\$334,950	2400	0	8	1991	3	18491	Y	N	15813 140TH CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	885692	0270	2/11/03	\$280,000	2420	0	8	1990	3	8580	N	N	15625 156TH PL SE
006	885692	0560	6/7/05	\$350,000	2430	0	8	1991	3	8888	N	N	15702 SE 157TH ST
006	231430	0870	9/1/04	\$379,000	2430	0	8	1997	3	7439	N	N	15750 142ND PL SE
006	885692	0560	4/3/03	\$280,000	2430	0	8	1991	3	8888	N	N	15702 SE 157TH ST
006	891410	0070	4/29/04	\$365,000	2530	0	8	1994	3	22499	Y	N	13951 SE 159TH PL
006	891410	0040	8/7/04	\$400,000	2540	0	8	1993	3	22499	Y	N	13969 SE 159TH PL
006	510446	0130	10/8/04	\$340,000	2570	0	8	1992	3	21445	N	N	15725 138TH PL SE
006	231430	0550	10/18/05	\$431,000	2580	0	8	1998	3	6344	N	N	15432 141ST PL SE
006	231430	0150	7/22/04	\$377,000	2580	0	8	1997	3	5988	N	N	14182 SE 154TH PL
006	231430	0100	3/19/04	\$364,500	2580	0	8	1998	3	7071	N	N	14154 SE 154TH PL
006	231430	0550	9/29/03	\$356,000	2580	0	8	1998	3	6344	N	N	15432 141ST PL SE
006	231430	0280	2/18/04	\$355,900	2580	0	8	1998	3	5387	N	N	15490 141ST PL SE
006	231430	0200	9/2/03	\$346,000	2580	0	8	1998	3	7299	N	N	15458 141ST PL SE
006	231430	0950	3/21/03	\$353,450	2700	0	8	1998	3	7561	N	N	15767 143RD AV SE
006	231430	0880	4/5/04	\$373,000	2720	0	8	1997	3	7636	N	N	15734 142ND PL SE
006	231430	0790	6/14/05	\$468,000	2740	0	8	1999	3	7934	N	N	14237 SE 157TH PL
006	231430	0860	8/23/04	\$384,950	2740	0	8	1998	3	7088	N	N	15756 142ND PL SE
006	231430	0570	7/29/05	\$480,000	2760	0	8	1998	3	7186	Y	N	15789 142ND PL SE
006	231430	0630	5/23/05	\$449,800	2760	0	8	1998	3	8626	Y	N	15741 142ND PL SE
006	510445	0050	9/26/03	\$339,950	2770	0	8	1987	4	8196	Y	N	13934 SE 156TH ST
006	231430	0740	12/3/04	\$429,950	2790	0	8	1998	3	8662	N	N	15748 143RD AV SE
006	231430	0700	9/21/04	\$405,000	2900	0	8	1998	3	8596	N	N	15720 143RD AV SE
006	231430	0910	1/23/04	\$379,500	2900	0	8	1998	3	7280	N	N	15735 143RD AV SE
006	231430	0730	2/24/05	\$415,000	2910	0	8	1999	3	8806	N	N	15740 143RD AV SE
006	231430	0650	5/15/03	\$360,000	2930	0	8	1998	3	7654	N	N	15721 142ND PL SE
006	510445	0980	9/7/05	\$380,000	2980	0	8	1987	3	8625	Y	N	14007 SE 159TH PL
006	222305	9022	4/29/05	\$570,000	3520	1980	8	1968	3	28360	Y	N	13952 SE 159TH PL
006	510446	0240	9/29/05	\$420,900	2280	0	9	1993	3	12264	N	N	13850 SE 156TH ST
006	510446	0020	9/17/04	\$384,950	2370	0	9	1993	3	16115	N	N	13919 SE 158TH ST
006	780645	0080	5/8/04	\$422,000	2440	0	9	1990	3	30112	N	N	15225 162ND AV SE
006	510446	0200	8/4/04	\$385,000	2520	0	9	1993	3	9555	Y	N	13906 SE 158TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	891410	0160	4/29/05	\$542,400	2570	710	9	1993	3	23442	Y	N	13938 SE 159TH PL
006	891410	0160	12/23/03	\$436,000	2570	710	9	1993	3	23442	Y	N	13938 SE 159TH PL
006	510446	0150	5/25/05	\$420,000	2600	0	9	1992	3	8769	Y	N	13844 SE 158TH ST
006	510446	0120	7/7/03	\$345,950	2600	0	9	1992	3	26154	N	N	13833 SE 158TH ST
006	510446	0230	3/25/03	\$344,950	2650	0	9	1993	3	8973	Y	N	13924 SE 158TH ST
006	780645	0130	3/8/04	\$438,000	2900	0	9	1990	3	41732	N	N	15240 160TH PL SE
006	780645	0160	2/22/05	\$444,500	2910	0	9	1991	3	32358	N	N	15227 160TH PL SE
006	510447	0070	12/23/03	\$379,950	3110	0	9	1995	3	18843	N	N	15707 138TH PL SE
006	510447	0010	11/12/03	\$380,000	3170	0	9	1994	3	15441	N	N	15603 138TH PL SE
006	222305	9156	5/31/05	\$755,000	3370	0	10	2005	3	12259	Y	N	13942 SE 159TH PL
006	222305	9157	5/26/05	\$775,000	3780	0	10	2005	3	12336	Y	N	13946 SE 159TH PL
010	342306	9021	5/26/04	\$289,950	970	0	6	1992	3	50094	Y	N	18441 231ST AV SE
010	022206	9100	9/3/04	\$276,990	1300	0	6	1931	5	165973	N	N	25722 SE 200TH ST
010	352306	9131	8/12/05	\$426,000	2451	0	6	1996	3	163350	N	N	19104 255TH AV SE
010	261730	0160	1/12/04	\$265,000	1010	1010	7	1975	4	38332	N	N	16037 239TH AV SE
010	274600	0044	2/22/05	\$232,500	1040	650	7	1972	3	47480	N	N	20624 231ST AV SE
010	022206	9055	10/7/03	\$309,950	1060	1060	7	1961	4	102366	N	N	19608 244TH AV SE
010	272306	9050	3/18/04	\$349,950	1070	0	7	1972	4	218671	N	N	24300 SE 162ND ST
010	332306	9055	4/24/03	\$245,000	1100	850	7	1968	3	54126	N	N	17836 CEDAR GROVE RD SE
010	262306	9059	4/20/05	\$330,000	1440	0	7	1969	5	44866	N	N	16004 252ND AV SE
010	102206	9130	10/17/05	\$230,000	1470	0	7	1970	3	19500	Y	N	20821 229TH AV SE
010	022206	9035	5/27/05	\$388,500	1520	400	7	1989	3	207781	N	N	19240 244TH AV SE
010	032206	9110	1/12/05	\$456,843	1590	920	7	1973	4	217800	N	N	23805 SE 202ND ST
010	332306	9027	6/17/03	\$285,000	1590	0	7	1984	4	84370	N	N	17615 CEDAR GROVE RD SE
010	274600	0032	3/18/03	\$253,660	1630	0	7	1977	4	39187	N	N	23011 SE 206TH ST
010	352306	9107	5/18/05	\$390,000	1680	0	7	1978	4	129808	N	N	25227 SE 184TH ST
010	352306	9107	3/13/03	\$290,000	1680	0	7	1978	4	129808	N	N	25227 SE 184TH ST
010	022206	9046	5/8/03	\$349,950	1730	0	7	1996	3	81000	N	N	20056 244TH AV SE
010	032206	9105	9/21/04	\$391,472	1830	580	7	1968	5	340639	N	N	23550 SE 206TH ST
010	352306	9029	4/24/04	\$315,000	1840	0	7	1987	3	87120	N	N	18922 255TH AV SE
010	032206	9100	7/27/04	\$374,950	1870	0	7	1998	3	110642	N	N	24022 SE 203RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	032206	9020	8/12/03	\$380,000	1940	0	7	1991	3	219527	N	N	24020 SE 202ND ST
010	272306	9079	12/23/04	\$439,000	2080	0	7	1981	4	220413	N	N	24011 SE 170TH ST
010	261730	0540	6/9/05	\$430,000	2200	770	7	1976	5	61855	N	N	16741 239TH AV SE
010	261730	0460	10/20/03	\$356,000	2480	0	7	1997	3	60984	N	N	16418 239TH AV SE
010	332306	9075	6/9/05	\$349,950	2770	310	7	1999	3	98879	N	N	21550 SE LAKE FRANCIS RD
010	032206	9132	6/18/04	\$318,000	1340	870	8	1979	3	50094	N	N	19723 241ST AV SE
010	032206	9068	6/29/04	\$436,000	1440	1440	8	1979	4	100188	N	N	20519 231ST AV SE
010	332306	9061	6/9/05	\$430,000	1510	790	8	1975	4	107157	N	N	18455 SE LAKE FRANCIS RD
010	222306	9111	8/17/05	\$459,950	1570	1480	8	1980	3	61419	N	N	15308 231ST AV SE
010	102206	9179	8/12/04	\$470,000	1580	1510	8	1990	3	50094	N	N	21007 231ST AV SE
010	342306	9031	10/10/05	\$464,000	1630	0	8	1980	3	58370	Y	N	18407 231ST AV SE
010	222306	9106	5/16/03	\$378,900	1830	0	8	1973	4	218236	N	N	15313 230TH AV SE
010	272306	9105	3/28/05	\$392,000	2310	0	8	1997	3	121968	N	N	16809 230TH AV SE
010	362306	9030	11/22/04	\$435,000	2340	0	8	1995	3	217800	N	N	26300 SE 192ND ST
010	032206	9094	6/23/05	\$570,000	2490	0	8	2000	3	84942	N	N	23707 SE 192ND ST
010	102206	9128	10/27/03	\$340,000	2510	0	8	1984	4	50094	N	N	20807 231ST AV SE
010	032206	9006	11/29/04	\$420,000	2720	0	8	1963	4	175546	N	N	19253 SE LAKE FRANCIS RD
010	032206	9054	6/14/05	\$485,000	2740	0	8	1963	4	195584	N	N	23610 SE 196TH ST
010	262306	9107	3/25/05	\$437,500	2840	0	8	1998	3	65340	N	N	16613 ISSAQUAH-HOBART RD SE
010	222306	9155	8/23/05	\$475,000	3040	0	8	1995	3	59390	N	N	15914 CEDAR GROVE RD SE
010	032206	9118	3/28/05	\$599,950	3410	0	8	1993	3	212572	N	N	19930 236TH AV SE
010	032206	9118	10/27/03	\$549,900	3410	0	8	1993	3	212572	N	N	19930 236TH AV SE
010	222306	9141	5/12/05	\$599,950	3530	0	8	1992	4	70131	Y	N	15002 237TH PL SE
010	032206	9066	6/30/03	\$390,000	3720	0	8	1966	5	52708	N	N	23630 SE 208TH ST
010	222306	9145	10/12/05	\$660,000	3950	0	8	2000	3	117612	N	N	22908 SE 157TH ST
010	222306	9045	9/8/05	\$660,000	4000	1290	8	1962	4	200376	N	N	14703 233RD AV SE
010	272306	9045	5/18/05	\$635,000	2210	1240	9	2000	3	87120	Y	N	23318 SE 160TH PL
010	352306	9115	5/22/04	\$440,000	2260	0	9	1987	4	218671	Y	N	25647 SE 179TH ST
010	261730	0010	2/17/05	\$467,000	2370	0	9	1991	3	57934	N	N	24014 SE 162ND ST
010	262306	9008	5/14/04	\$580,000	2380	1200	9	1975	4	253519	N	N	24522 SE 165TH ST
010	272306	9046	7/7/05	\$590,000	2735	0	9	2001	3	43560	Y	N	23311 SE 160TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	272306	9130	7/9/05	\$500,000	2830	0	9	1986	4	104979	N	N	16100 230TH AV SE
010	272306	9151	3/21/05	\$675,000	2960	0	9	1996	3	217800	N	N	17030 234TH WY SE
010	222306	9110	11/11/03	\$460,000	3060	0	9	1994	3	64468	N	N	15420 231ST AV SE
010	032206	9038	7/30/03	\$485,000	3140	0	9	1990	3	219106	N	N	20640 235TH AV SE
010	352306	9033	4/26/05	\$665,000	3340	0	9	1993	3	209959	N	N	17929 252ND AV SE
010	342306	9084	7/26/05	\$565,000	3360	0	9	1994	3	220413	N	N	23819 SE 186TH ST
010	272306	9150	5/25/05	\$700,000	3480	0	9	1997	3	220413	N	N	17050 234TH WY SE
010	022206	9052	6/14/05	\$691,797	3520	0	9	2005	3	102366	N	N	24520 SE 200TH ST
010	022206	9034	6/27/05	\$615,000	3560	0	9	2005	3	102366	N	N	24520 SE 200TH ST
010	022206	9053	3/14/05	\$645,000	3620	0	9	2005	3	84070	N	N	19904 244TH AV SE
010	352306	9153	10/24/03	\$425,000	3780	0	9	1986	3	87120	Y	N	18126 248TH AV SE
010	261730	0340	3/3/05	\$625,000	3890	0	9	1982	4	53578	Y	Y	16312 236TH AV SE
010	261730	0340	9/25/03	\$561,500	3890	0	9	1982	4	53578	Y	Y	16312 236TH AV SE
010	272306	9070	8/1/03	\$605,000	2320	0	10	1987	4	324086	Y	Y	16426 CEDAR GROVE RD SE
010	272306	9056	6/6/05	\$689,000	2360	1200	10	1979	4	158558	N	N	23725 SE 170TH ST
010	920670	0040	8/17/05	\$847,000	3070	0	10	1998	3	202118	Y	N	17515 244TH AV SE
010	920670	0050	6/15/05	\$764,500	3240	0	10	1997	3	152895	N	N	17605 244TH AV SE
010	920670	0070	10/3/05	\$699,000	3310	0	10	1998	3	121968	N	N	17811 244TH AV SE
010	920670	0070	4/25/03	\$580,000	3310	0	10	1998	3	121968	N	N	17811 244TH AV SE
010	920670	0220	3/10/04	\$699,000	3350	0	10	1997	3	213444	N	N	18259 240TH AV SE
010	352306	9047	1/8/04	\$640,000	3390	0	10	2004	3	87555	Y	N	25714 SE 192ND ST
010	352306	9152	1/2/03	\$695,000	3530	0	10	1997	3	92347	Y	N	24418 SE 177TH ST
010	920670	0110	10/30/03	\$735,315	3670	0	10	1998	3	150282	N	N	24136 SE 182ND ST
010	222306	9108	10/16/03	\$630,000	3860	0	10	2001	3	124146	N	N	15608 230TH AV SE
010	272306	9154	6/29/05	\$872,000	3880	0	10	2001	3	218235	N	N	16928 234TH WY SE
010	272306	9154	11/1/04	\$790,000	3880	0	10	2001	3	218235	N	N	16928 234TH WY SE
010	920670	0150	12/12/04	\$883,500	4600	0	10	1997	3	159429	N	N	24211 SE 182ND ST
010	352306	9176	6/16/04	\$754,400	3790	890	11	1998	3	78844	Y	N	24421 SE 179TH ST
010	352306	9151	3/11/05	\$1,310,000	4180	3660	11	1998	3	102366	Y	N	24433 SE 177TH ST
010	352306	9182	8/19/05	\$875,000	5090	0	11	1998	3	102366	Y	N	24438 SE 177TH ST
010	920670	0240	3/18/03	\$2,400,000	9580	3730	13	1998	3	206038	N	N	18237 240TH AV SE

**Improved Sales Used in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	252306	9044	7/12/05	\$320,000	1070	0	6	1959	4	175982	N	N	26510 SE 172ND ST
013	252306	9146	8/18/04	\$300,000	1130	1030	6	1949	4	38781	N	N	16729 TIGER MOUNTAIN RD SE
013	242306	9024	5/5/03	\$235,950	1470	0	6	1965	3	70567	N	N	15317 TIGER MOUNTAIN RD SE
013	232306	9086	8/26/05	\$315,000	1720	0	6	1967	4	62290	N	N	15715 249TH AV SE
013	262306	9001	1/2/03	\$239,500	1790	0	6	1938	4	130680	N	N	25628 SE 164TH ST
013	804110	0010	6/2/05	\$399,950	1820	0	6	1967	4	34800	N	N	27021 SE 156TH ST
013	252306	9043	1/8/03	\$262,000	960	720	7	1971	4	31160	N	N	17030 TIGER MOUNTAIN RD SE
013	152306	9198	4/1/03	\$275,000	1110	490	7	1986	3	14746	N	N	24249 SE 132ND WY
013	152306	9197	5/6/05	\$380,000	1130	520	7	1986	3	14054	N	N	13256 242ND PL SE
013	152306	9196	5/18/04	\$294,500	1130	240	7	1986	3	20800	N	N	24241 SE 132ND WY
013	142306	9129	12/19/03	\$280,000	1250	1100	7	1971	4	54450	N	N	13414 251ST AV SE
013	229490	0020	6/25/03	\$314,950	1260	700	7	1977	4	29957	N	N	25619 SE TIGER MOUNTAIN RD
013	242306	9057	2/25/03	\$295,000	1270	520	7	1978	3	99316	N	N	14620 260TH AV SE
013	864600	0031	5/19/04	\$449,950	1340	1340	7	1963	4	161172	N	N	27002 SE 150TH ST
013	142306	9086	9/29/03	\$350,000	1340	840	7	1982	4	50529	N	N	13516 251ST AV SE
013	252306	9075	6/23/04	\$333,500	1350	700	7	1978	4	35063	N	N	27335 SE 164TH ST
013	864590	0070	5/24/04	\$380,000	1440	1240	7	1977	4	121953	N	N	16820 269TH AV SE
013	556100	0940	9/24/03	\$269,000	1460	0	7	1965	3	35673	N	N	26401 SE 154TH PL
013	152306	9113	6/13/05	\$385,000	1470	0	7	1968	4	70567	N	N	14015 240TH AV SE
013	556140	0120	9/23/03	\$396,000	1510	1510	7	1983	4	39631	N	N	24957 SE 155TH PL
013	252306	9012	3/19/03	\$305,000	1530	0	7	1980	3	87120	N	N	26515 SE 172ND ST
013	252306	9133	3/6/03	\$335,000	1610	720	7	1974	4	73616	N	N	26310 SE 166TH ST
013	864590	0020	9/22/04	\$408,000	1620	1610	7	1969	5	125452	N	N	27218 SE 170TH ST
013	232306	9075	6/12/04	\$224,950	1620	0	7	2000	3	49222	N	N	15718 249TH AV SE
013	252306	9177	1/27/05	\$342,950	1700	0	7	1994	3	68000	N	N	26048 SE 167TH PL
013	152306	9054	3/22/04	\$320,000	1740	0	7	1986	3	81457	N	N	13251 242ND PL SE
013	252306	9055	7/1/03	\$292,000	1770	0	7	1961	4	62290	N	N	26403 SE 166TH ST
013	152306	9149	7/27/03	\$309,000	1910	0	7	1968	5	20868	N	N	24018 SE TIGER MOUNTAIN RD
013	242306	9018	2/11/03	\$329,000	1940	0	7	1975	3	37577	N	N	26625 SE 152ND ST
013	152306	9150	7/8/04	\$319,000	2000	0	7	1968	4	11153	N	N	14126 240TH AV SE
013	142306	9126	6/24/04	\$375,000	1140	370	8	1971	4	75794	N	N	13430 251ST AV SE

**Improved Sales Used in this Annual Update Analysis
Area 66
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	556120	0530	12/28/04	\$408,000	1150	950	8	1969	5	35100	N	N	25658 SE 154TH ST
013	556120	0530	11/10/03	\$385,500	1150	950	8	1969	5	35100	N	N	25658 SE 154TH ST
013	556130	0890	9/26/03	\$331,500	1210	1010	8	1978	4	34183	N	N	24749 SE MIRRORMONT PL
013	556130	1240	5/26/04	\$329,950	1220	720	8	1978	3	35366	N	N	24622 SE MIRRORMONT DR
013	144500	0015	9/12/05	\$465,000	1230	1110	8	1966	4	72309	N	N	13737 240TH AV SE
013	242306	9091	5/24/05	\$499,950	1250	1250	8	1963	5	183823	N	N	15234 TIGER MOUNTAIN RD SE
013	242306	9091	4/1/03	\$429,950	1250	1250	8	1963	5	183823	N	N	15234 TIGER MOUNTAIN RD SE
013	556120	0960	3/17/04	\$373,000	1340	1340	8	1981	4	35218	N	N	25803 SE 157TH ST
013	242306	9158	4/16/04	\$344,350	1360	570	8	1977	4	61419	N	N	14910 262ND AV SE
013	556130	1280	9/23/03	\$325,000	1360	440	8	1978	4	36704	N	N	24502 SE MIRRORMONT DR
013	556130	0070	6/24/03	\$345,000	1380	990	8	1977	4	39580	N	N	25260 SE MIRRORMONT WY
013	556120	0410	9/1/04	\$385,000	1400	1300	8	1973	3	54120	N	N	14835 255TH AV SE
013	556120	1010	7/1/03	\$325,000	1420	600	8	1969	4	360002	N	N	15419 256TH AV SE
013	556130	0780	6/23/05	\$444,000	1450	480	8	1978	4	35700	N	N	24734 SE MIRRORMONT PL
013	556120	0120	6/1/05	\$425,000	1450	1450	8	1970	4	40494	N	N	14954 258TH AV SE
013	556130	0330	5/28/03	\$377,950	1460	1400	8	1977	4	35100	N	N	25019 SE MIRRORMONT WY
013	556130	1250	5/28/04	\$370,000	1480	680	8	1976	4	35520	N	N	24606 SE MIRRORMONT DR
013	556130	0570	4/29/05	\$400,000	1500	480	8	1977	4	37120	N	N	14920 251ST PL SE
013	262306	9058	4/1/03	\$359,900	1500	740	8	1972	3	37601	Y	N	25921 SE 164TH ST
013	556130	0650	7/30/04	\$370,000	1510	870	8	1977	3	35689	N	N	14872 250TH PL SE
013	556130	0060	11/19/03	\$338,000	1510	730	8	1977	4	45446	N	N	25270 SE MIRRORMONT WY
013	232306	9040	3/8/04	\$395,000	1540	580	8	1978	4	103237	N	N	25825 SE 144TH PL
013	556140	0730	7/3/03	\$371,000	1540	1540	8	1970	4	37536	N	N	15808 256TH AV SE
013	556120	0610	10/6/03	\$355,000	1540	950	8	1977	4	35100	N	N	25605 SE 152ND ST
013	556140	1450	4/21/04	\$382,000	1550	720	8	1978	3	39150	N	N	25115 SE 146TH ST
013	556120	0200	4/1/05	\$439,900	1560	580	8	1976	4	35100	N	N	25640 SE 149TH ST
013	556100	0050	7/9/03	\$350,000	1560	530	8	1977	4	35100	N	N	26055 SE 152ND ST
013	556130	0790	7/5/05	\$428,000	1590	770	8	1977	3	35425	N	N	24720 SE MIRRORMONT PL
013	556130	0380	6/6/05	\$439,950	1590	910	8	1978	4	36254	N	N	25215 SE MIRRORMONT WY
013	556130	0740	8/19/05	\$427,000	1610	810	8	1978	4	35675	N	N	24832 SE MIRRORMONT PL
013	556130	0630	4/1/04	\$385,000	1610	800	8	1977	4	35100	N	N	14931 251ST PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	262306	9074	5/1/03	\$325,000	1610	690	8	1992	3	58806	N	N	25714 SE 164TH ST
013	232306	9065	10/17/03	\$395,500	1620	810	8	1981	3	51836	N	N	26009 SE 159TH PL
013	556100	0930	7/14/05	\$520,088	1640	1110	8	1966	3	34161	N	N	26415 SE 154TH PL
013	556120	0270	12/16/05	\$467,500	1640	670	8	1978	3	38610	N	N	14925 258TH AV SE
013	556120	0270	8/19/04	\$368,000	1640	670	8	1978	3	38610	N	N	14925 258TH AV SE
013	556140	1140	10/14/03	\$365,000	1670	800	8	1982	4	38101	N	N	15009 245TH AV SE
013	556130	0390	9/22/03	\$357,000	1700	310	8	1978	4	34693	N	N	25229 SE MIRRORMONT WY
013	556120	0050	4/30/04	\$385,000	1770	390	8	1973	5	40494	N	N	15003 260TH AV SE
013	556130	0750	7/22/04	\$345,000	1770	870	8	1977	3	34870	N	N	24818 SE MIRRORMONT PL
013	252306	9063	4/7/04	\$541,000	1820	1380	8	1998	3	145490	N	N	16335 TIGER MOUNTAIN RD SE
013	152306	9103	4/2/04	\$384,000	1830	0	8	1963	5	46609	N	N	14011 241ST PL SE
013	142306	9160	7/8/04	\$489,000	1890	0	8	1979	4	125017	N	N	14226 250TH PL SE
013	252306	9144	9/8/04	\$390,000	1910	0	8	1976	4	41250	N	N	27339 SE 164TH ST
013	152306	9043	9/13/04	\$425,000	1970	0	8	1983	5	57063	N	N	24007 SE 127TH ST
013	556100	0560	8/5/04	\$355,000	1970	0	8	1964	3	42060	N	N	26305 SE 158TH ST
013	232306	9089	9/2/04	\$370,000	1990	0	8	1976	4	43560	N	N	25421 SE TIGER MOUNTAIN RD
013	556120	0970	7/21/04	\$375,900	1990	520	8	1980	3	35218	N	N	25643 SE 157TH ST
013	556110	0050	6/24/04	\$450,000	2000	1220	8	1966	5	66368	Y	N	26247 SE 162ND PL
013	556100	0710	10/14/03	\$357,000	2000	280	8	1975	4	36316	N	N	26050 SE 159TH PL
013	556140	1260	12/2/03	\$375,000	2000	1320	8	1986	4	53392	N	N	14601 245TH AV SE
013	556100	0450	10/13/04	\$397,000	2020	0	8	1962	5	38061	N	N	26004 SE 158TH ST
013	142306	9075	6/17/04	\$670,000	2030	1360	8	1969	5	102366	Y	N	13124 255TH AV SE
013	556130	0020	6/22/04	\$411,950	2060	1290	8	1968	4	37101	N	N	25402 SE MIRRORMONT WY
013	556100	0840	12/6/04	\$415,000	2100	0	8	1964	5	35021	N	N	15404 263RD AV SE
013	556100	0010	4/23/04	\$395,000	2100	1100	8	1965	4	35012	N	N	15210 260TH AV SE
013	242306	9016	8/24/05	\$594,000	2140	1580	8	1968	4	61855	N	N	15731 TIGER MOUNTAIN RD SE
013	152306	9223	11/3/04	\$407,000	2160	0	8	1989	3	168141	N	N	23737 SE 132ND WY
013	556100	0250	8/5/04	\$399,950	2170	0	8	1976	5	35268	N	N	26044 SE 156TH ST
013	556100	0870	7/28/04	\$399,000	2200	0	8	1977	5	36495	N	N	26430 SE 154TH PL
013	556120	0930	6/11/03	\$449,000	2220	1560	8	1965	4	35139	N	N	15707 260TH AV SE
013	556110	0340	6/12/03	\$365,950	2250	0	8	1974	3	35802	N	N	26260 SE 162ND PL

**Improved Sales Used in this Annual Update Analysis
Area 66
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	252306	9170	8/14/03	\$425,000	2280	0	8	1988	3	111414	N	N	17302 270TH AV SE
013	556100	0750	8/20/03	\$355,000	2280	0	8	1983	4	40634	N	N	26455 SE 152ND ST
013	556120	0370	6/28/05	\$495,000	2310	0	8	1973	3	48916	N	N	25607 SE 149TH ST
013	556120	0320	3/15/05	\$392,300	2370	0	8	1966	3	36126	N	N	14984 256TH AV SE
013	556120	0690	9/19/03	\$338,400	2380	0	8	1982	3	37712	N	N	15607 260TH AV SE
013	242306	9129	9/10/03	\$426,000	2390	580	8	1995	3	105850	Y	N	27503 SE 154TH PL
013	556100	0720	7/13/05	\$525,000	2400	0	8	1966	5	35532	N	N	26038 SE 159TH PL
013	556130	0710	3/11/05	\$429,000	2500	0	8	1977	4	42743	N	N	14800 250TH PL SE
013	252306	9156	9/27/05	\$420,000	2510	0	8	1981	3	43995	N	N	16417 266TH AV SE
013	152306	9201	6/9/04	\$490,000	2510	640	8	1990	3	60548	N	N	14002 241ST PL SE
013	142306	9154	5/5/05	\$550,000	2560	960	8	2000	3	162914	N	N	25145 SE TIGER MOUNTAIN RD
013	556120	0810	7/21/03	\$419,950	2570	0	8	1974	4	54544	N	N	15432 256TH AV SE
013	556110	0210	8/6/04	\$437,450	2580	0	8	1966	4	52049	N	N	16060 266TH AV SE
013	556140	0050	8/3/05	\$516,000	2650	1010	8	1980	3	37267	N	N	24507 SE MIRRORMONT BL
013	556120	0980	11/3/04	\$419,950	2680	0	8	1986	3	35218	N	N	25631 SE 157TH ST
013	556100	0950	9/8/05	\$549,500	2690	0	8	1967	4	35012	N	N	26309 SE 154TH PL
013	142306	9153	10/12/05	\$495,000	2760	0	8	1977	4	136342	N	N	12900 246TH AV SE
013	556100	0520	8/16/04	\$429,950	2760	0	8	1978	4	39390	N	N	26237 SE 158TH ST
013	142306	9200	4/8/05	\$476,000	2780	0	8	1992	3	44866	N	N	13306 249TH AV SE
013	252306	9085	7/1/05	\$644,500	2990	0	8	1986	4	131986	N	N	16915 266TH AV SE
013	556130	0040	4/9/04	\$399,950	3140	0	8	1974	4	36258	N	N	25312 SE MIRRORMONT WY
013	556120	0900	3/9/04	\$465,000	3260	0	8	1969	4	36368	N	N	25845 SE 154TH ST
013	556100	0700	5/23/05	\$543,000	1440	1200	9	1964	5	40425	N	N	26060 SE 159TH PL
013	556130	1260	4/29/05	\$415,000	1450	760	9	1988	4	35509	N	N	24532 SE MIRRORMONT DR
013	556130	1260	4/13/04	\$386,000	1450	760	9	1988	4	35509	N	N	24532 SE MIRRORMONT DR
013	556130	1370	7/8/03	\$445,000	1530	1530	9	1968	4	69175	N	N	25257 SE MIRRORMONT DR
013	556140	0240	6/19/03	\$331,000	1660	650	9	1982	3	45281	Y	N	25505 SE MIRRORMONT BL
013	556130	0010	11/19/04	\$396,950	1700	930	9	1978	3	42355	N	N	25430 SE MIRRORMONT WY
013	556140	0270	4/21/05	\$475,000	1760	2050	9	1970	4	49535	Y	N	25539 SE MIRRORMONT BL
013	152306	9228	8/20/04	\$396,000	1920	0	9	1989	3	78408	N	N	24329 SE 127TH ST
013	556100	0190	5/10/04	\$352,000	1970	0	9	1977	4	35100	N	N	26055 SE 154TH ST

**Improved Sales Used in this Annual Update Analysis
Area 66
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	142306	9014	7/16/03	\$562,250	2000	680	9	1980	4	217800	N	N	25616 SE 138TH ST
013	556140	0410	10/20/05	\$528,000	2120	0	9	1980	4	35160	N	N	25156 SE 158TH ST
013	556120	1040	4/7/03	\$330,000	2120	0	9	1978	3	36000	N	N	15457 256TH AV SE
013	232306	9093	11/7/03	\$393,500	2170	0	9	1979	3	78843	Y	N	25202 SE MIRRORMONT WY
013	142306	9171	6/22/04	\$515,000	2230	530	9	1994	3	41860	N	N	25115 SE 133RD WY
013	864600	0280	9/22/03	\$445,000	2250	0	9	1991	3	215622	N	N	14411 269TH AV SE
013	556140	1460	5/19/03	\$380,500	2260	0	9	1987	3	39150	N	N	25103 SE 146TH ST
013	142306	9027	8/19/04	\$575,000	2400	0	9	1980	4	202989	N	N	13917 252ND PL SE
013	556100	1200	12/21/04	\$460,000	2440	690	9	1986	4	40614	N	N	15816 266TH AV SE
013	242306	9177	8/12/04	\$545,000	2540	0	9	2000	3	155944	Y	N	15717 TIGER MOUNTAIN RD SE
013	556140	1160	10/3/04	\$495,000	2640	860	9	1977	3	40921	N	N	14905 245TH AV SE
013	142306	9103	7/18/05	\$589,950	2790	0	9	2005	3	47480	N	N	25925 SE TIGER MOUNTAIN RD
013	556140	1170	8/9/05	\$665,000	2810	0	9	1995	3	36025	N	N	14835 245TH AV SE
013	556140	1170	9/25/03	\$515,000	2810	0	9	1995	3	36025	N	N	14835 245TH AV SE
013	556120	0160	7/20/05	\$645,000	3020	0	9	1989	3	48053	N	N	14904 258TH AV SE
013	252306	9189	9/22/05	\$848,100	3160	0	9	2005	3	429501	N	N	27101 SE 166TH ST
013	252306	9172	6/28/04	\$555,000	3240	340	9	1992	3	118047	N	N	17420 270TH AV SE
013	252306	9172	6/3/03	\$535,000	3240	340	9	1992	3	118047	N	N	17420 270TH AV SE
013	556120	0890	3/30/05	\$574,500	3260	0	9	2004	3	35166	N	N	25827 SE 154TH ST
013	362306	9049	5/27/03	\$475,000	3360	0	9	1998	3	60548	N	N	18016 TIGER MOUNTAIN RD SE
013	252306	9173	1/3/03	\$619,500	3510	0	9	1998	3	219978	N	N	17321 270TH AV SE
013	252306	9098	8/3/05	\$975,000	3980	0	9	2002	3	423403	Y	N	16628 TIGER MOUNTAIN RD SE
013	556140	0090	9/8/05	\$605,000	2220	1620	10	1980	5	55277	N	N	24962 SE 155TH PL
013	142306	9207	12/16/04	\$625,000	2350	0	10	1999	3	90169	N	N	13350 244TH LN SE
013	142306	9207	8/25/03	\$575,000	2350	0	10	1999	3	90169	N	N	13350 244TH LN SE
013	556130	1220	7/19/05	\$775,000	2530	1340	10	2001	3	35889	Y	N	24718 SE MIRRORMONT DR
013	556120	0190	5/2/05	\$695,000	2940	0	10	1993	3	35100	N	N	25652 SE 149TH ST
013	556140	0670	5/4/05	\$675,000	3170	0	10	2005	3	36450	Y	N	25909 SE 159TH ST
013	556140	0700	8/11/05	\$719,000	3180	0	10	2005	3	37795	Y	N	25914 SE 159TH ST
013	242306	9088	3/5/04	\$612,000	3380	0	10	1990	3	39131	N	N	14836 260TH AV SE
013	242306	9067	9/22/04	\$635,000	3650	0	10	1986	3	51822	N	N	26012 SE 152ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	142306	9144	10/11/04	\$700,000	3690	0	10	1988	3	233481	N	N	25615 SE 138TH ST
013	242306	9087	4/7/04	\$629,000	4100	0	10	1990	3	35283	N	N	14909 262ND AV SE
013	242306	9080	9/24/04	\$720,000	4390	0	10	1992	3	53258	N	N	14905 262ND AV SE
013	252306	9191	8/8/03	\$758,500	3330	1810	11	1998	3	232174	N	N	16121 TIGER MOUNTAIN RD SE
013	222306	9159	8/22/03	\$1,309,000	3150	0	12	2003	3	43450	N	N	24276 SE 147TH PL
013	222306	9075	6/8/04	\$1,500,000	3690	930	12	2003	3	43450	N	N	24256 SE 147TH PL
013	222306	9025	9/2/03	\$1,850,000	5210	0	13	2003	3	43450	N	N	24244 SE 147TH PL
013	222306	9170	11/10/03	\$2,020,000	5800	0	13	2003	3	158840	Y	N	24257 SE 147TH PL

**Improved Sales Removed from this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	032306	9014	9/16/03	\$220,000	BANKRUPTCY; IMP. CHAR. CHANGED SINCE SALE
002	032306	9075	2/7/05	\$655,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	032306	9119	3/11/03	\$280,000	DOR RATIO
002	032306	9124	11/22/04	\$550,000	PERSONAL PROPERTY INCLUDED
002	152306	9124	9/22/04	\$705,000	NO MARKET EXPOSURE; FORCED SALE; ET.AL.
002	162306	9014	3/24/03	\$282,500	DIAGNOSTIC OUTLIER
002	162306	9079	1/4/05	\$1,025,000	RELOCATION - SALE TO SERVICE
002	172306	9071	9/22/05	\$625,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
002	261680	0100	9/29/05	\$889,250	MULTI-PARCEL SALE
002	813750	0030	3/5/04	\$409,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	813750	0200	3/13/04	\$534,950	RELOCATION - SALE TO SERVICE
002	813750	0370	11/3/04	\$551,000	RELOCATION - SALE TO SERVICE
002	813750	0680	11/18/05	\$607,000	RELOCATION - SALE TO SERVICE
006	042206	9045	7/21/04	\$314,150	MULTI-PARCEL SALE
006	042206	9063	8/16/03	\$108,178	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
006	092206	9032	7/15/05	\$26,631	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	092206	9061	9/9/03	\$199,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	092206	9100	10/28/04	\$166,000	NO MARKET EXPOSURE
006	092206	9137	6/24/03	\$239,000	DIAGNOSTIC OUTLIER
006	092206	9140	12/27/04	\$180,000	IMP COUNT; NO MARKET EXPOSURE
006	146140	0110	11/12/03	\$249,000	NON-REPRESENTATIVE SALE
006	146940	0040	2/19/03	\$185,000	BANKRUPTCY; IMP. CHAR. CHANGED SINCE SALE
006	146940	0079	1/20/04	\$182,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	202306	9042	6/6/03	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	222305	9032	5/22/03	\$199,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	222305	9048	9/15/03	\$57,000	DOR RATIO
006	222305	9049	12/2/03	\$179,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	222305	9061	5/7/04	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	222305	9064	5/31/05	\$41,184	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
006	222305	9087	2/25/05	\$215,000	MOBILE HOME; EST ADMIN, GUARDIAN, OR EXECUTOR
006	222305	9116	5/26/04	\$264,588	NO MARKET EXPOSURE
006	222305	9120	9/3/03	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	231430	0050	7/18/03	\$294,950	NON-REPRESENTATIVE SALE
006	231430	0070	10/28/03	\$301,000	NON-REPRESENTATIVE SALE
006	231430	0200	9/2/03	\$346,000	RELOCATION - SALE TO SERVICE
006	231430	0240	1/30/03	\$295,000	NON-REPRESENTATIVE SALE
006	231430	0280	12/30/03	\$355,900	RELOCATION - SALE TO SERVICE
006	231430	0330	6/23/03	\$290,000	NON-REPRESENTATIVE SALE
006	231430	0390	4/1/03	\$287,000	NO MARKET EXPOSURE; FORCED SALE
006	231430	0570	4/1/04	\$193,068	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
006	232305	9014	7/28/05	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	232305	9069	10/14/05	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	232305	9077	6/14/04	\$156,000	NON-REPRESENTATIVE SALE
006	232305	9140	4/17/03	\$215,000	NO MARKET EXPOSURE
006	242305	9057	4/11/03	\$180,000	% COMPLETE

**Improved Sales Removed from this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	242305	9057	8/26/04	\$230,000	IMP. CHAR. CHANGED SINCE SALE; % COMPLETE
006	242305	9070	8/11/03	\$264,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	242305	9076	11/28/05	\$390,000	DIAGNOSTIC OUTLIER
006	242305	9090	12/23/03	\$214,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	242305	9099	1/22/03	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	275220	0060	11/24/03	\$104,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	275220	0064	7/20/04	\$230,000	MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR
006	292306	9024	10/8/04	\$250,000	OPEN SPACE
006	292306	9032	6/14/04	\$293,500	OBSOLESCENCE
006	292306	9053	8/19/03	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	322306	9031	5/13/05	\$250,000	AV REFLECTS EXEMPTION VALUE
006	322306	9057	2/20/03	\$147,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	332306	9014	4/25/03	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	332306	9047	6/3/04	\$85,132	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	332306	9084	12/30/04	\$10,000	QUIT CLAIM DEED; DOR RATIO
006	357020	0010	6/13/03	\$410,000	IMP COUNT
006	445900	0060	6/29/05	\$229,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	445900	0200	9/23/03	\$216,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	510445	0090	2/2/03	\$283,000	RELOCATION - SALE TO SERVICE
006	510445	0100	11/12/04	\$20,700	QUIT CLAIM DEED; DOR RATIO
006	510445	0100	4/18/03	\$11,700	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
006	510445	0340	1/12/04	\$250,000	QUIT CLAIM DEED
006	510445	0370	4/16/04	\$15,400	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
006	510446	0120	7/3/03	\$345,950	RELOCATION - SALE TO SERVICE
006	511140	0045	2/8/05	\$430,000	VALUE REFLECTS OLD CHARACTERISTICS
006	511140	0080	11/1/05	\$500,000	DIAGNOSTIC OUTLIER
006	511140	0086	10/27/04	\$274,950	NON-REPRESENTATIVE SALE
006	511140	0116	1/27/04	\$98,621	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	511140	0150	11/21/03	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ET AL.
006	511240	0015	10/13/03	\$444,450	RELATED PARTY, FRIEND, OR NEIGHBOR
006	511240	0020	10/23/03	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	511240	0021	7/23/04	\$175,000	CONTRACT OR CASH SALE; NO MARKET EXPOSURE
006	511240	0040	4/12/04	\$450,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
006	512640	0015	7/18/03	\$181,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	512640	0105	4/27/04	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	512640	0120	5/25/04	\$196,500	NO MARKET EXPOSURE
006	512640	0160	10/26/04	\$180,000	NO MARKET EXPOSURE; TENANT
006	512640	0165	5/24/04	\$164,000	NO MARKET EXPOSURE; TENANT
006	512640	0170	7/12/04	\$175,822	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	512640	0225	12/12/03	\$174,000	NO MARKET EXPOSURE
006	512640	0230	2/14/03	\$139,500	DIAGNOSTIC OUTLIER
006	512690	0010	11/12/03	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR; OBSOL.
006	512690	0100	10/6/03	\$70,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
006	512690	0125	11/5/03	\$45,077	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	512690	0370	4/22/04	\$155,999	NO MARKET EXPOSURE

**Improved Sales Removed from this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	512690	0400	8/5/04	\$174,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	512690	0470	12/16/03	\$205,000	NO MARKET EXPOSURE
006	512690	0495	12/1/03	\$88,404	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
006	512800	0020	9/11/03	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	668940	0030	1/20/04	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	680610	0370	10/24/05	\$295,215	%COMPLETE ACTIVE PERMIT BEFORE SALE>25K
006	680610	0620	8/23/05	\$289,810	%COMPLETE ACTIVE PERMIT BEFORE SALE>25K
006	780645	0080	5/8/04	\$422,000	RELOCATION - SALE TO SERVICE
006	780645	0120	10/5/04	\$433,782	FULL SALES PRICE NOT REPORTED
006	885689	0020	10/15/04	\$305,000	NON-REPRESENTATIVE SALE
006	885692	0530	2/13/04	\$271,000	NO MARKET EXPOSURE
006	891410	0160	4/29/05	\$542,400	RELOCATION - SALE TO SERVICE
006	891410	0160	12/23/03	\$436,000	RELOCATION - SALE TO SERVICE
006	891410	0190	4/2/03	\$391,500	NON-REPRESENTATIVE SALE
006	918970	0005	4/30/04	\$240,000	CONTRACT OR CASH SALE; NO MARKET EXPOSURE
006	918970	0075	12/14/04	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	918970	0195	7/28/03	\$209,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	918970	0255	3/15/04	\$50,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
010	022206	9036	1/28/04	\$295,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
010	022206	9054	7/2/04	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	022206	9057	4/23/03	\$5,000	EASEMENT OR RIGHT-OF-WAY; DOR RATIO
010	022206	9057	4/9/04	\$202,500	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
010	022206	9058	4/25/03	\$139,000	DOR RATIO
010	022206	9085	8/29/03	\$209,500	NON-REPRESENTATIVE SALE
010	022206	9129	4/22/05	\$297,500	RELATED PARTY, FRIEND, OR NEIGHBOR
010	022206	9139	8/29/03	\$117,000	DOR RATIO
010	032206	9102	10/4/05	\$114,350	CORPORATE AFFILIATES; QUIT CLAIM DEED
010	032206	9102	10/20/05	\$107,518	QUIT CLAIM DEED; DOR RATIO
010	032206	9108	8/4/03	\$100,000	% COMPLETE
010	032206	9142	2/7/03	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	102206	9046	3/1/04	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	102206	9137	7/8/05	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	222306	9019	11/1/04	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
010	222306	9048	7/8/03	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
010	222306	9048	4/22/03	\$357,000	EXEMPT FROM EXCISE TAX
010	222306	9078	6/23/04	\$35,000	DOR RATIO
010	222306	9080	7/18/03	\$147,000	DOR RATIO
010	222306	9112	11/11/03	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	222306	9149	6/20/05	\$355,100	DIAGNOSTIC OUTLIER
010	232306	9079	7/15/03	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	261730	0530	4/16/03	\$340,000	IMP. CHAR. CHANGED SINCE SALE; UNFIN AREA
010	262306	9008	9/29/05	\$672,300	1031 TRADE
010	262306	9036	3/21/03	\$340,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
010	262306	9039	3/5/03	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	262306	9085	5/15/03	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	272306	9053	7/7/05	\$46,721	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
010	272306	9156	9/25/03	\$217,000	DOR RATIO
010	272306	9156	8/21/03	\$173,500	PRESALE; TRADE DOR RATIO
010	272306	9158	5/1/03	\$577,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	342306	9034	3/3/05	\$282,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	342306	9105	9/2/03	\$235,000	DOR RATIO
010	352306	9030	4/17/03	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL
010	352306	9035	1/8/03	\$187,500	IMP COUNT; IMP. CHAR. CHANGED SINCE SALE
010	352306	9115	10/20/03	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	352306	9184	2/20/03	\$690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	362306	9009	1/20/04	\$630,000	OPEN SPACE
013	142306	9002	4/26/05	\$1,050,000	DIAGNOSTIC OUTLIER
013	142306	9066	4/25/05	\$115,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
013	142306	9103	10/5/04	\$117,000	CORP. AFFILIATES; BUILDER OR DEVELOPER SALES
013	142306	9193	11/13/03	\$390,000	OPEN SPACE
013	142306	9199	10/3/03	\$110,000	DOR RATIO
013	142306	9207	4/21/03	\$575,000	RELOCATION - SALE TO SERVICE
013	144500	0090	7/19/04	\$374,950	NON-REPRESENTATIVE SALE
013	152306	9034	7/14/05	\$550,000	ACTIVE PERMIT BEFORE SALE > \$25K
013	152306	9069	9/13/05	\$252,000	%NET CONDITION PREV IMP<=25K
013	152306	9109	1/30/04	\$479,000	IMP COUNT
013	152306	9109	2/6/04	\$479,000	IMP COUNT
013	152306	9167	3/21/05	\$405,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	222306	9001	9/22/04	\$1,300,000	FORCED SALE
013	222306	9030	7/23/03	\$240,000	% COMPLETE
013	222306	9160	7/17/03	\$255,000	% COMPLETE
013	222306	9166	12/9/03	\$260,000	% COMPLETE
013	222306	9172	11/25/03	\$395,000	% COMPLETE
013	232306	9059	2/10/05	\$384,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	242306	9153	2/2/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
013	242306	9154	7/3/03	\$262,500	FORCED SALE
013	242306	9163	4/23/03	\$342,324	RELATED PARTY, FRIEND, OR NEIGHBOR
013	252306	9038	4/8/04	\$620,000	DIAGNOSTIC OUTLIER
013	252306	9050	2/10/03	\$399,000	NO MARKET EXPOSURE
013	252306	9063	4/7/04	\$541,000	RELOCATION - SALE TO SERVICE
013	252306	9118	10/12/05	\$3,750	DOR RATIO
013	252306	9162	8/2/04	\$600,000	NON-REPRESENTATIVE SALE
013	252306	9189	4/23/04	\$163,000	DOR RATIO
013	252306	9189	5/8/03	\$69,700	NON-REPRESENTATIVE SALE; DOR RATIO
013	262306	9022	2/23/04	\$146,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	262306	9071	7/28/03	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	362306	9051	2/4/05	\$711,000	IMP COUNT
013	556100	0150	9/29/04	\$308,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	556100	0720	1/28/05	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	556100	0840	5/28/04	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	556100	0860	9/10/04	\$399,000	OBSOLESCENCE
013	556110	0250	1/30/03	\$143,625	NO MARKET EXPOSURE; QUIT CLAIM DEED
013	556120	1040	4/7/03	\$330,000	RELOCATION - SALE TO SERVICE
013	556130	0070	4/1/03	\$116,664	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
013	556130	0520	2/5/03	\$382,850	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	556130	1250	5/5/04	\$370,000	RELOCATION - SALE TO SERVICE
013	556140	0400	1/13/03	\$298,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	556140	0410	10/7/05	\$528,000	RELOCATION - SALE TO SERVICE
013	556140	0570	11/4/03	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	556140	0660	9/4/03	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	556140	1510	8/6/04	\$122,166	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
013	864600	0140	5/7/03	\$254,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	864600	0210	11/10/04	\$185,000	IMP COUNT
013	864600	0220	11/5/03	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Vacant Sales Used in this Annual Update Analysis
Area 66**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
002	032306	9163	12/28/05	\$235,000	108028	NO	NO
002	102306	9033	5/12/04	\$225,000	453895	NO	NO
002	162306	9046	5/11/05	\$255,000	336283	NO	NO
002	162306	9046	3/15/04	\$177,800	336283	NO	NO
002	172306	9023	5/19/04	\$375,000	747706	YES	NO
002	509030	0045	8/11/03	\$195,000	99271	NO	NO
002	509030	0050	8/8/03	\$150,000	43943	NO	NO
002	509030	0055	8/8/03	\$150,000	62474	NO	NO
006	042206	9071	4/28/04	\$115,000	223462	NO	NO
006	192306	9017	6/23/05	\$247,000	558439	YES	NO
006	322306	9020	5/16/05	\$160,000	646866	NO	NO
006	322306	9103	1/27/05	\$82,500	379407	NO	NO
006	322306	9140	12/7/05	\$167,000	74487	NO	NO
006	332306	9010	1/7/05	\$112,000	535788	YES	YES
006	332306	9017	7/22/03	\$90,000	85377	NO	NO
006	891410	0130	5/27/05	\$205,000	77101	YES	NO
010	022206	9056	5/13/03	\$139,000	60548	NO	NO
010	022206	9067	12/1/04	\$160,000	216928	NO	NO
010	022206	9138	4/25/03	\$139,000	60548	NO	NO
010	032206	9064	11/1/05	\$118,000	210394	NO	NO
010	032206	9165	1/19/05	\$155,000	91040	NO	NO
010	222306	9062	10/27/03	\$220,000	889495	NO	NO
010	262306	9092	9/22/04	\$177,500	206038	NO	NO
010	272306	9009	9/8/05	\$280,000	1072883	NO	NO
010	272306	9160	10/10/05	\$234,000	364597	NO	NO
010	332306	9069	4/24/03	\$279,000	738541	NO	NO
010	342306	9033	11/30/05	\$204,000	661676	NO	NO
010	342306	9081	11/11/03	\$250,000	871636	NO	NO
010	342306	9106	1/5/04	\$117,000	260053	NO	NO
010	342306	9107	4/1/05	\$275,000	871200	NO	NO
010	352306	9171	3/15/05	\$185,000	219978	NO	NO
013	022306	9006	4/4/05	\$10,850	54500	YES	NO
013	142306	9107	8/19/05	\$180,000	240015	NO	NO
013	142306	9107	1/27/05	\$150,000	240015	NO	NO
013	152306	9047	11/19/03	\$89,000	83635	NO	NO
013	222306	9117	6/7/05	\$170,000	189486	NO	NO
013	222306	9161	8/5/03	\$245,000	43450	NO	NO
013	222306	9167	5/5/05	\$369,500	68235	NO	NO
013	222306	9167	7/22/03	\$270,000	68235	NO	NO
013	242306	9023	10/11/05	\$225,000	216057	NO	NO
013	242306	9108	6/22/05	\$199,900	101059	NO	NO
013	242306	9108	8/16/04	\$110,000	101059	NO	NO
013	242306	9140	6/2/05	\$99,950	217800	NO	NO
013	252306	9106	11/6/03	\$70,000	27000	NO	NO
013	556100	0020	9/13/04	\$115,000	35100	NO	NO
013	556100	0300	7/18/05	\$158,000	35104	NO	NO

***Vacant Sales Used in this Annual Update Analysis
Area 66***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
013	556120	0080	3/7/05	\$175,000	36355	NO	NO
013	556140	0930	8/26/04	\$82,000	36494	NO	NO
013	556140	1310	12/13/05	\$120,000	36996	NO	NO
013	804110	0060	3/8/05	\$110,000	41470	NO	NO
013	864590	0130	5/23/05	\$90,000	38702	NO	NO
013	864600	0070	6/14/04	\$90,000	216493	NO	NO
013	864600	0090	10/21/04	\$120,000	216057	NO	NO

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	042206	9019	2/4/04	\$100,000	GOVERNMENT AGENCY
006	042206	9064	5/10/05	\$17,000	QUIT CLAIM DEED
006	042206	9077	8/23/04	\$70,000	NO MARKET EXPOSURE
006	162305	9048	2/5/03	\$3,801,500	CORPORATE AFFILIATES; MULTI-PARCEL SALE
006	232305	9114	4/17/03	\$65,000	NO MARKET EXPOSURE
006	242305	9027	5/17/05	\$3,105	GOVERNMENT AGENCY
006	242305	9109	10/19/05	\$135,000	GOVERNMENT AGENCY
006	322306	9103	3/17/05	\$178,500	DOR RATIO
006	357020	0020	2/6/03	\$71,500	GOVERNMENT AGENCY; STATEMENT TO DOR
006	510840	0080	5/5/04	\$1,150	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	511240	0070	9/9/03	\$210,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
006	680610	0030	12/19/05	\$363,695	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0060	11/22/05	\$344,110	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0070	11/29/05	\$385,240	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0080	11/23/05	\$322,145	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0090	11/23/05	\$331,225	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0100	10/17/05	\$372,260	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0110	11/3/05	\$285,845	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0120	10/17/05	\$399,055	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0130	10/5/05	\$345,990	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0140	9/16/05	\$332,920	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0150	10/3/05	\$294,240	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0190	9/2/05	\$285,580	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0340	12/27/05	\$299,420	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0350	12/5/05	\$315,522	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0390	12/6/05	\$310,485	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0400	12/1/05	\$279,750	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0420	9/6/05	\$269,555	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0440	9/27/05	\$286,075	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0450	12/2/05	\$281,955	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0460	9/26/05	\$280,992	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0470	11/9/05	\$249,825	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0480	11/4/05	\$273,390	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0510	12/8/05	\$341,065	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0520	11/1/05	\$375,525	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0530	11/7/05	\$305,815	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0540	10/13/05	\$309,800	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0550	10/4/05	\$323,545	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0560	8/18/05	\$283,115	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0570	12/13/05	\$310,360	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0580	9/2/05	\$279,370	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0600	12/29/05	\$288,295	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0610	12/27/05	\$316,885	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0700	9/29/05	\$368,455	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0710	9/7/05	\$341,530	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0720	11/3/05	\$322,845	NEW IMP CHARACTERISTICS NOT PICKED UP
006	680610	0730	10/18/05	\$323,885	NEW IMP CHARACTERISTICS NOT PICKED UP

006	680610	0740	11/23/05	\$322,295	NEW IMP CHARACTERISTICS NOT PICKED UP
010	022206	9068	11/29/05	\$529,950	NEW IMP CHARACTERISTICS NOT PICKED UP
010	022206	9137	3/4/04	\$149,900	SELLING OR BUYING COSTS AFFECTING SALE PRICE
010	102206	9155	1/14/05	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	102206	9155	1/14/05	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	222306	9053	12/17/03	\$850,792	GOVERNMENT AGENCY; MULTI-PARCEL SALE
010	222306	9056	12/17/03	\$170,158	GOVERNMENT AGENCY
010	222306	9147	10/11/05	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	272306	9147	11/18/04	\$132,500	CONTRACT OR CASH SALE; PRESALE
010	352306	9164	10/22/03	\$220,000	NON-REPRESENTATIVE SALE
010	352306	9172	3/1/05	\$90,000	DOR RATIO
013	142306	9055	7/21/03	\$85,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	142306	9151	11/4/04	\$152,500	RELATED PARTY, FRIEND, OR NEIGHBOR
013	142306	9201	3/9/05	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	222306	9159	3/21/03	\$245,000	DOR RATIO
013	242306	9108	3/4/04	\$70,000	SITE CHARACTERISTICS CHANGED SINCE SALE
013	252306	9031	9/25/03	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	252306	9127	10/13/04	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	262306	9105	5/23/05	\$255,000	SALE CODED TO WRONG PARCEL
013	556140	0620	2/16/04	\$75,000	NO MARKET EXPOSURE



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr